

2 bed lower flat to buy in NE8

Villa Place, Bensham, Gateshead
Tyne and Wear, NE8 1RY

£80,000 Offers Over

- ✓ Double Fronted Ground Floor Flat
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Two Bedrooms
- ✓ Handy Location

**FOR
SALE**



Summary

- Property Type: Lower Flat - Bedrooms: 2 - Parking: On Street - Central Heating: Gas
- Price: Offers Over £80,000
- Tenure: Leasehold

Description

Located just off the vibrant Coatsworth Road, this double-fronted ground floor flat offers a highly convenient setting with excellent access to a wide range of local amenities, including a variety of multicultural shops and services. Regular bus routes are within easy reach, and both the A1 and Team Valley are just a short drive away, making commuting straightforward and efficient.

The property features wood-effect UPVC double glazing, gas central heating, and a private rear yard, adding to its appeal. The accommodation includes an entrance hall, a comfortable lounge, a well-appointed kitchen, two bedrooms, and a bathroom.

Council Tax Band: A

Tenure: Leasehold

Length Of Lease: 964

EPC Rating: D

Entrance Hall

Built in storage cupboard, UPVC double glazed door



Lounge

5.90m x 4.20m (19'4" x 13'9")

UPVC double glazed bay window, radiator, oak type cupboards set into the alcove for handy storage, coal effect stove inset to the chimney breast, wood type flooring



Kitchen

2.80m x 2.80m (9'2" x 9'2")

Fitted white wall and base units, five ring gas hob with extractor over and built in electric oven, white sink and drainer with mixer tap, integrated fridge, UPVC double glazed window and door leading to the rear yard



Bedroom One

3.00m x 4.40m (9'10" x 14'5")

UPVC double glazed window, radiator



Bedroom Two

2.90m x 2.90m (9'6" x 9'6")

UPVC double glazed window



Bathroom

3.00m x 1.50m (9'10" x 4'11")

Corner spa bath, vanity wash basin, WC with concealed cistern, part tiled, ladder heated towel rail, space for automatic washing machine



External

Covered yard to rear



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, www.pattinson.co.uk

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