

2 bed upper flat to buy in NE10

Brack Terrace, Bill Quay, Gateshead
Tyne and Wear, NE10 0TT

£95,000

- ✓ TWO BEDROOM UPPER FLAT
- ✓ (Formally Three Bedrooms)
- ✓ OPEN PLAN LOUNGE / DINING ROOM
- ✓ MODERN FITTED KITCHEN / FAMILY BATHROOM

**FOR
SALE**



Summary

- Property Type: Upper Flat - Bedrooms: 2 - Parking: On Street - Central Heating: Gas
- Price: £95,000
- Tenure: Leasehold

Description

Pattinson Estate Agents are delighted to introduce to the market this immaculately presented Two Bedroom (Formally Three) upper flat, conveniently positioned in the sought-after neighbourhood of Bill Quay, Gateshead. Originally a three-bedroom property, this home has been thoughtfully redesigned to feature an open plan lounge and dining room, making it a standout choice due to its extra sense of space and flow.

Upon entering, the property greets you with a spacious reception area which leads onto the open plan lounge and dining room. This large room has been crafted to offer both a relaxed living area and a functional dining space. The layout provides plenty of potential for personalisation, making it the ideal environment for entertaining guests or unwinding after a long day.

The property hosts two generously sized bedrooms, providing ample living space for a small family or working professionals alike. The accommodations are complemented with a well-maintained bathroom suite.

The location of this property is a key feature, Bill Quay is a prime residential area in Gateshead, known for its tranquillity and accessibility. Local amenities are just a stone's throw away, ensuring you have everything you need right on your doorstep.

This upper flat is teeming with potential and is eagerly awaiting its new owners to make it their home. It is an excellent residential sale opportunity for those looking to step on the property ladder or investors seeking a promising long-term rental asset.

Don't miss the chance to view this delightful home in its unique location. Call Pattinson Estate Agents Jarrow today to arrange your viewing.

Call: 0191 4897431 or Email: jarrow@pattinson.co.uk

Council Tax Band: A

Tenure: Leasehold

Length Of Lease: 966

EPC Rating: D

Construction materials: Brick and block

Roofing type: Clay tiles

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

External Front



Entrance

2.40m x 0.95m (7'10" x 3'1")

UPVC part glazed door leading to Entrance, stairs to first floor;



First Floor Landing

2.54m x 2.27m (8'4" x 7'5")

Loft access;



Lounge

4.84m x 3.67m (15'10" x 12'0")

Double glazed window to rear aspect, electric fire with marble feature surround, built in bespoke cabinetry, laminate flooring;



Dining Room / Bedroom Three

3.45m x 2.26m (11'3" x 7'4")

Double glazed window to rear aspect, gas central heating radiator, laminate flooring;



Kitchen

3.95m x 2.25m (12'11" x 7'4")

A range of wall and base units with contrasting work surfaces, integrated electric oven, gas hob with extractor over, stainless steel sink with mixer tap over, integrated dishwasher, integrated fridge/freezer, combi boiler, gas central heating radiator, laminate flooring, double glazed window to side aspect;



Family Bathroom

2.58m x 1.61m (8'5" x 5'3")

A white suite consisting of shower cubicle with mains waterfall shower, vanity wash hand basin, W/C, feature tiled walls, extractor, chrome towel gas central heating radiator, extractor, double glazed windows to side aspect;



Bedroom One

4.29m x 3.60m (14'0" x 11'9")

Double glazed window to front aspect, gas central heating radiator, laminate flooring;



Bedroom Two

3.09m x 2.37m (10'1" x 7'9")

Double glazed window to front aspect, gas central heating radiator, laminate flooring;



External Rear

Private enclosed walled Courtyard with gated access to the rear lane;





Total floor area: 74.6 sq.m. (803 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.co

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(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:

67 Ellison Street, Jarrow, South Tyneside, Tyne & Wear, NE32 3JU, Tel: 0191 4897431, www.pattinson.co.uk

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