

2 bed lower flat to buy in NE8

Whitehall Road, Bensham, Gateshead
Tyne and Wear, NE8 4PX

£90,000 Offers Over

- ✓ Ground Floor Flat
- ✓ Two Bedrooms
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Private Yard

**FOR
SALE**



Summary

- Property Type: Lower Flat - Bedrooms: 2 - Parking: On Street - Central Heating: Gas
- Price: Offers Over £90,000
- Tenure: Leasehold

Description

A beautifully presented two bedroomed ground floor flat, located close to local amenities, and hand for public transport links and commuting links, plus easy access to the Team Valley, Gateshead and Newcastle. Features include UPVC double glazing, gas central heating and private yard to the rear.

The accommodation comprises an entrance hall, lounge, kitchen, bathroom, two bedrooms and a yard to the rear.

Agents Note. The property currently has a short lease, and the vendor is making inroads to extending.

Council Tax Band: A

Tenure: Leasehold

Length Of Lease: 55

EPC Rating: C

Entrance Hall

Radiator, Under-stairs cupboard, laminate floor



Lounge

4.50m x 3.60m (14'9" x 11'9")

UPVC double glazed window, radiator, laminate floor



Kitchen

3.70m x 2.20m (12'1" x 7'2")

Fitted in white wall and base units, with gas hob inset and a built in electric oven, space for automatic washing machine, tiled splash backs, combi boiler, radiator. UPVC double glazed window



Bathroom

2.00m x 1.70m (6'6" x 5'6")

Three piece suite comprising panelled bath with shower attachment mixer taps, WC, wash basin, radiator, UPVC double glazed window, tiled walls



Bedroom One

5.00m x 3.90m (16'4" x 12'9")

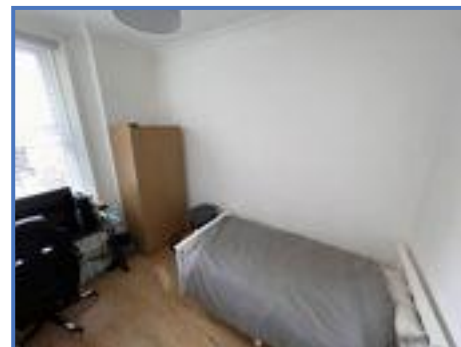
Two UPVC double glazed windows, radiator, laminate floor



Bedroom Two

3.50m x 2.30m (11'5" x 7'6")

UPVC double glazed window, radiator, laminate floor





Floor Plan

Floor area 66.3 sq.m. (713 sq.ft.)

Total floor area: 66.3 sq.m. (713 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	71	76
(55-68) D		
(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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