

2 bed lower flat to buy in NE8

Westbourne Avenue, Gateshead
Tyne and Wear, NE8 4NQ

£70,000

- ✓ Tenanted Investment
- ✓ Two Bedrooms
- ✓ UPVC Double Glazing
- ✓ EPC Rating D

**FOR
SALE**



Summary

- Property Type: Lower Flat - Bedrooms: 2 - Parking: On Street - Central Heating: Gas
- Price: £70,000
- Tenure: Leasehold

Description

This two bedroom lower flat is a great investment opportunity, with a sitting tenant, situated close to local amenities, and with easy access to Low Fell, where there is a range of shopping, bars, restaurants and other facilities.

The location is also great for access to Newcastle, Gateshead and the Team Valley, with regular bus services. Commuting is also good with the A1 just a short drive away. Features include, UPVC double glazing and gas central heating.

The accommodation comprises of an entrance hall, bedroom one to the front, with bedroom two and the lounge to the rear, leading into the kitchen and bathroom. externally there is a private yard to the rear.

To view, please call our Low Fell branch on 0191 4878898

Council Tax Band: A
Tenure: Leasehold
Length Of Lease: 963
EPC Rating: D

Lounge

4.80m x 3.60m (15'8" x 11'9")

Two radiators, UPVC double glazed windows

Kitchen

3.10m x 2.50m (10'2" x 8'2")

Fitted wall and base units, with space for electric cooker, stainless steel sink and drainer, wall mounted combi boiler, UPVC double glazed window, radiator

Bedroom One

3.70m x 1.70m (12'1" x 5'6")

UPVC double glazed windows, radiator

Bedroom Two

4.80m x 2.00m (15'8" x 6'6")

UPVC double glazed window, radiator

Bathroom

Three piece suite comprising of a WC, wash basin, panel bath, UPVC double glazed window, radiator



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	59	
(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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