



## 2 bed upper flat to buy in NE9

Durham Road, Low Fell, Gateshead, Tyne and Wear, NE9 6JA

# £74,950

 x 2  x 1  x 1

Tenure

**Leasehold**

## Property features

- ✓ First Floor Flat
- ✓ UPVC Double Glazing
- ✓ Two Bedrooms
- ✓ Great Location
- ✓ EPC Rating E

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

Phil Whiteside  
Branch Manager  
Low Fell

0191 4878898  
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Available with no upward chain, this first floor property has potential for numerous uses, for example, a residential dwelling, a potential rental opportunity or an office space (subject to due diligence and planning) and is located on the main Durham Road running through Low Fell, giving it great access to local amenities, bus routes and road links. The entrance hall with stairs to the first floor landing leading to the lounge and open plan kitchen, two bedrooms and a bathroom.

To view please contact our LOW FELL office

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 967

Price: Offer In The Region Of £74,950

Property Type: Upper Flat

Parking: On Street

Heating: Air Source Heat Pump

## Entrance Hall

Composite door, stairs to the first floor

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## Landing

UPVC double glazed window

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## Lounge/Kitchen

Two UPVC double glazed windows, electric radiator, cast iron fireplace. The kitchen area has a base unit with stainless steel sink and drainer, space for an automatic washing machine, laminate flooring

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## Bedroom One

UPVC double glazed window, laminate flooring, electric radiator

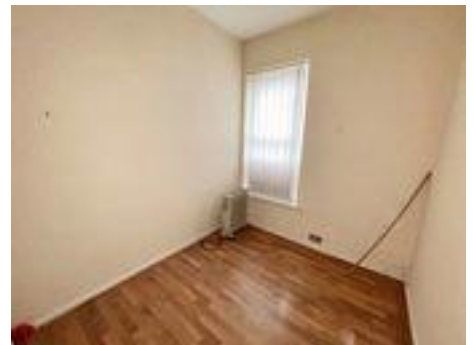
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## Bedroom Two

UPVC double glazed window

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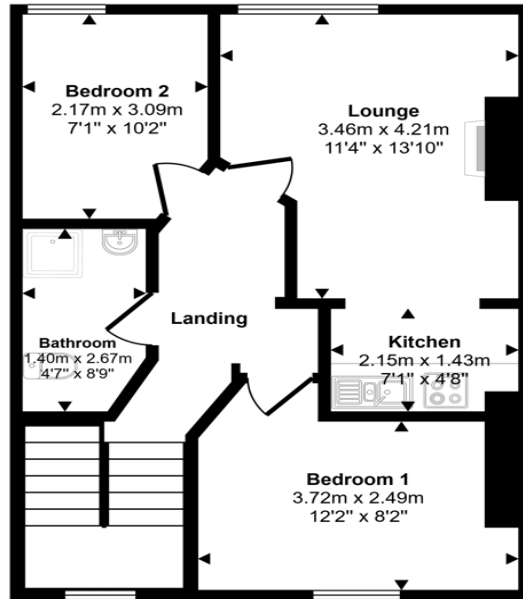


## Bathroom

WC, pedestal wash basin, shower cubicle with electric shower



Approx Gross Internal Area  
49 sq m / 525 sq ft



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		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,  
low.fell@pattinson.co.uk, www.pattinson.co.uk**

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