

1 bed flat to buy in NE9

Mardale Gardens, Low Fell, Gateshead
Tyne and Wear, NE9 6QA

£65,000

- ✓ No Upward Chain
- ✓ 1 Bedroom First Floor Flat
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ EPC Rating C

**FOR
SALE**



Floor Plan
Floor area 45.8 sq.m. (492 sq.ft.)

Total floor area: 45.8 sq.m. (492 sq.ft.)

This floor plan is for information only and does not constitute an offer. The actual floor plan may vary slightly from the one shown. The seller is not responsible for any errors or omissions. The floor plan is subject to change without notice.

Summary

- Property Type: Flat - Bedrooms: 1 - Parking: On Street - Central Heating: Gas
- Price: £65,000
- Tenure: Leasehold

Description

Available with no upward chain, this well presented one bedroom first floor flat is ideal for a first time buyer, single person or a rental opportunity for an investor. Benefits include UPVC double glazing, has central heating and conveniently located for access to local shops, bus routes and road links.

The accommodation comprises a communal entrance, lounge, kitchen, bathroom and bedroom. Externally there are communal gardens.

A great opportunity not to be missed.

Council Tax Band: A

Tenure: Leasehold

Length Of Lease: 107

Annual Service Charge Amount: £45.00

EPC Rating: C

Communal Entrance

Leading to the front door

Lounge

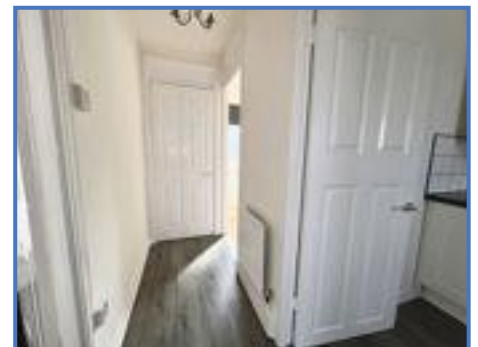
3.30m x 4.60m (10'9" x 15'1")

Two UPVC double glazed windows, radiator



Mid Lobby

Leading to all other accommodation



Kitchen

4.40m x 1.80m (14'5" x 5'10")

Fitted in white wall and base units with space to accommodate integrated fridge, freezer and automatic washing machine, gas hob, electric oven with extractor over, stainless steel sink and drainer, UPVC double glazed window, combi boiler



Bathroom

2.30m x 1.50m (7'6" x 4'11")

Three piece suite comprising WC, wash basin, panelled bath with electric shower and glazed shower screen, radiator, tiled walls, UPVC double glazed windows



External

Communal gardens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	75
(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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