

2 bed ground floor flat to buy in NE8

Avenue Road, Bensham, Gateshead
Tyne and Wear, NE8 4JE

£130,000 Offers Over

- ✓ Ground Floor Flat
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Two Bedrooms
- ✓ Large Basement

**FOR
SALE**



Summary

- Property Type: Ground floor flat - Bedrooms: 2 - Parking: On Street - Central Heating: Gas
- Price: Offers Over £130,000
- Tenure: Leasehold

Description

This deceptively spacious ground floor flat offers far more than meets the eye, with several hidden gems waiting to be discovered. Ideally located just a short distance from Saltwell Park, it benefits from excellent transport links, including nearby bus routes and road connections for convenient access to Gateshead, Team Valley, Newcastle, Durham, and Chester-le-Street. Immaculately presented throughout, the property features UPVC double glazing and gas central heating via a combi boiler. The kitchen has been thoughtfully refitted and is notably more functional than the traditional galley style, providing space for a breakfast table. The bathroom has also been updated to a high standard. Outside, the current owners have made the most of the available space, creating a relaxing decked sitting area and a covered deck, currently used for a hot tub. A UPVC double glazed door provides access to a generous basement, cleverly divided into three sections, all with power and lighting, offering a range of potential uses. This is a home that truly needs to be viewed in person to appreciate all that it has to offer.

Council Tax Band: A

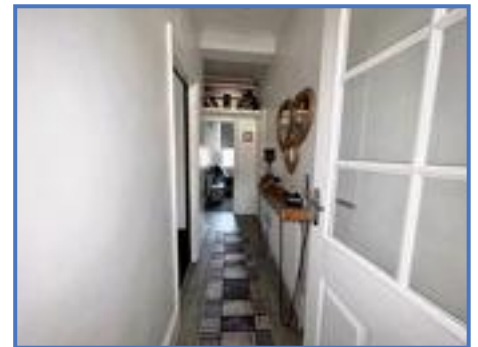
Tenure: Leasehold

Length Of Lease: 972

EPC Rating: D

Hallway

Laminate flooring, radiator, understairs cupboard



Lounge

3.30m x 3.10m (10'9" x 10'2")

(Measurements include alcove) Wood burning stove inset to the chimney breast with an attractive wooden fire surround, built in cupboard to the alcove, UPVC double glazed window. radiator



Kitchen

3.30m x 3.10m (10'9" x 10'2")

Fitted in blue wall and base units with built in electric hob, oven and microwave, colour coordinated sink and drainer with antique style mixer tap, integrated washing machine, UPVC double glazed window, radiator



Bedroom One

5.20m x 4.80m (17'0" x 15'8")

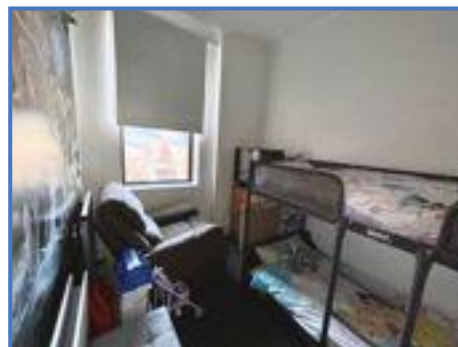
UPVC double glazed bay window, two radiators, open fire set to a cast iron fire place with tiled inlay set to a slate type fire surround



Bedroom Two

2.30m x 3.30m (7'6" x 10'9")

UPVC double glazed window, radiator



Rear Lobby

Shelved storage, UPVC double glazed door to the rear

Bathroom

2.30m x 2.20m (7'6" x 7'2")

Wash basin set to a vanity unit. panelled bath with mains fed shower and glazed shower screen, WC, cladding to walls, UPVC double glazed window, radiator



External Yard

With decked sitting area, and covered decked area, access to the basement

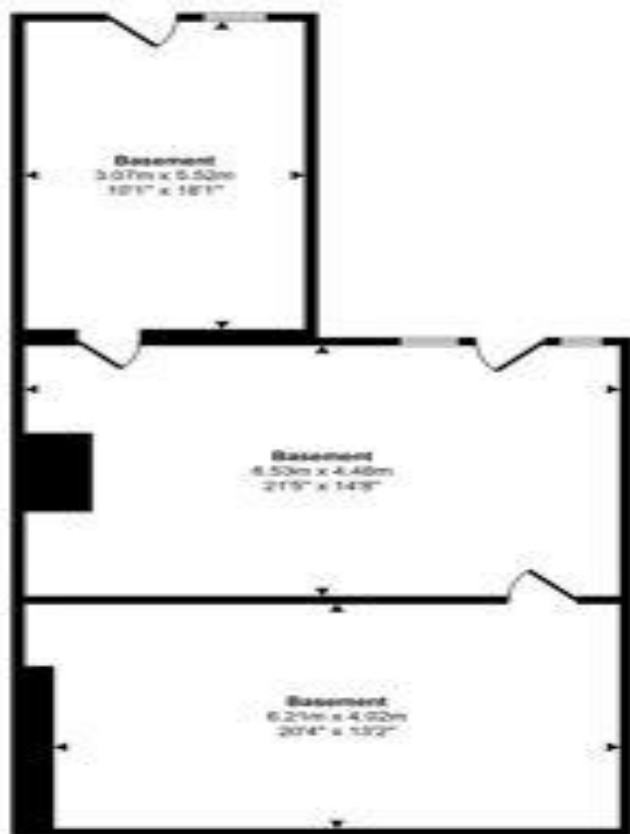


Basement

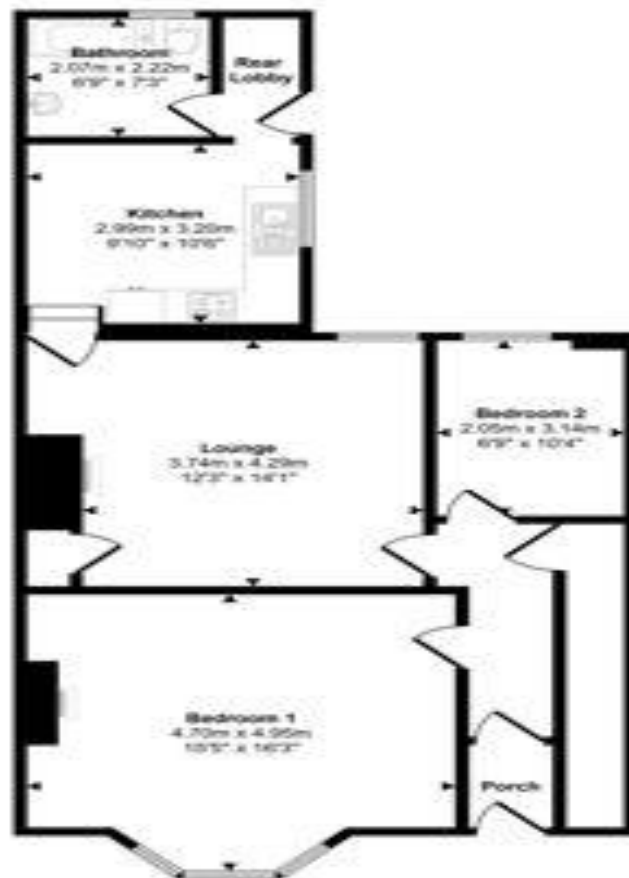
UPVC double glazed door. There are three areas measuring 15'10 x 22'0 housing the combi boiler, and other 13'6 x 22'10 with power and lighting and a third 18'9 x 10'9 and another 18'9 x 10'9



Approx Gross Internal Area
151 sq m / 1622 sq ft



Basement
Approx T4 sq m / 806 sq ft



Floorplan
Approx T6 sq m / 622 sq ft

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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with 'Made Snappy' 300.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(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:

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