

### 3 bed upper flat to buy in NE8

Eastbourne Avenue, Bensham, Gateshead  
Tyne and Wear, NE8 4NH

**£95,000**

- ✓ No Upward Chain
- ✓ Upper Flat Three Bedrooms
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ EPC Rating D

**FOR  
SALE**



## Summary

- Property Type: Upper Flat - Bedrooms: 3 - Parking: On Street - Central Heating: Gas
- Price: £95,000
- Tenure: Leasehold

## Description

Offered with no upward chain, this well-presented three-bedroom upper flat is perfect for a variety of buyers — from first-time purchasers to a potential rental opportunity. Ideally positioned towards the Whitehall Road end of the street, the property enjoys excellent access to local amenities, Low Fell, Gateshead, Newcastle, and the Team Valley, with regular bus services and nearby road links ensuring effortless commuting.

The home benefits from UPVC double glazing and gas central.

Inside, the accommodation includes an entrance lobby with stairs to the first-floor landing, a welcoming lounge, a fitted kitchen, a bathroom, and three bedrooms and a yard to the rear.

A superb opportunity in a convenient and sought-after location — ready to move into and full of potential.

Council Tax Band: A

Tenure: Leasehold

Length Of Lease: 963

EPC Rating: D

## Entrance Lobby

Stairs to the first floor landing



## Lounge

3.60m x 3.80m (11'9" x 12'5")

(Measurements include alcove) Living flame gas fire set to a feature fire surround, UPVC double glazed window, radiator



## Kitchen

3.40m x 2.20m (11'1" x 7'2")

Fitted in white wall and base units with a gas hob with extractor over, electric oven, space for automatic washing machine, colour coordinated sink and drainer with mixer tap, combi boiler, UPVC double glazed window, radiator



## Rear Lobby

Stairs to UPVC door leading to the rear yard

## Bathroom

*1.60m x 1.90m (5'2" x 6'2")*

Pedestal wash basin, WC, panelled bath with shower to mixer tap, and glazed screen, part tiled, UPVC double glazed window, radiator



## Bedroom One

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

Two UPVC double glazed windows, radiator



## Bedroom Two

*4.60m x 2.20m (15'1" x 7'2")*

UPVC double glazed window, radiator



## Bedroom Three

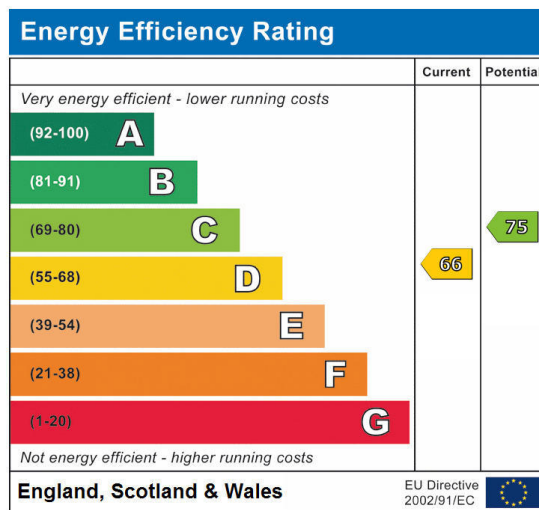
*2.30m x 2.40m (7'6" x 7'10")*

UPVC double glazed window, radiator



## Externally

Shared yard to the rear



Eastbourne Avenue, Bensham, Gateshead, Tyne and Wear, NE8 4NH

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](http://www.pattinson.co.uk)**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

