



3 bed upper flat to buy in NE8

Westbourne Avenue, Gateshead, Tyne and Wear, NE8 4NQ

£65,000 Starting Bid

 x 3  x 1  x 1

Tenure

Leasehold

On Street parking

Property features

- ✓ Three Bedroom Upper Flat
- ✓ Sold with Tenant in Situ – Investment Opportunity
- ✓ Enclosed Covered Rear Yard with Workshop/Storage Area
- ✓ Fitted Bedrooms with Built-In
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

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Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to welcome to the market this spacious three-bedroom upper flat situated on Westbourne Avenue, Gateshead, offered for sale with a tenant in situ making it an ideal opportunity for investors looking for an established rental property.

The property offers generous accommodation throughout and briefly comprises of a private entrance leading to a staircase to the first floor, a bright and spacious living room, fitted kitchen with a range of wall and base units and access through to the bathroom comprising a three-piece suite with shower over bath. There are three bedrooms, including a generously sized master bedroom with fitted wardrobes and a further two versatile rooms offering additional bedroom, office or storage space.

Externally, the property benefits from an enclosed covered rear yard area with additional workshop/storage space, while on-street parking is available nearby subject to local restrictions.

Ideally located for access to local amenities, schools, transport links and Gateshead town centre, this property presents an excellent investment opportunity.

Early viewing is highly recommended.

Please contact us to arrange your viewing.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 961

Price: Starting Bid £65,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

External

The property benefits from its own private front entrance. On-street parking is available nearby.



Living Room

3.60m x 4.78m (11'9" x 15'8")

A spacious and bright living room situated to the rear of the property, benefiting from a large window allowing for plenty of natural light. The room is neutrally decorated throughout and was redecorated recently, creating a fresh and airy feel. Additional features include an electric fire creating a focal point within the room.



Kitchen

2.39m x 3.50m (7'10" x 11'5")

Accessed directly from the living room, the kitchen is fitted with a range of wall and base units with complementing work surfaces. There is a stainless steel sink with mixer tap and ample space for appliances. The room is neutrally decorated throughout and offers a practical layout with access leading through to the bathroom.



Bathroom

1.92m x 1.64m (6'3" x 5'4")

The bathroom comprises a three-piece suite including a low-level WC, wash hand basin set within a vanity storage unit and a bath with shower fitted overhead. The room is neutrally decorated and benefits from a window providing natural light and ventilation.



Bedroom 1

3.20m x 4.45m (10'5" x 14'7")

A generously sized master bedroom which is bright and airy throughout, benefiting from a large window to the front elevation allowing for plenty of natural light. The room is neutrally decorated and features fitted wardrobes providing excellent storage space.



Bedroom 2

2.29m x 3.01m (7'6" x 9'10")

A spacious second bedroom with a window and radiator beneath. The room benefits from fitted wardrobe space and would comfortably accommodate a single bed, making it suitable as a bedroom, nursery or home office space.



Bedroom 3

1.68m x 3.48m (5'6" x 11'5")

The third bedroom is currently utilised by the tenant as a storage area but offers a versatile space. The room is neutrally decorated and benefits from fitted wardrobes providing ample storage.

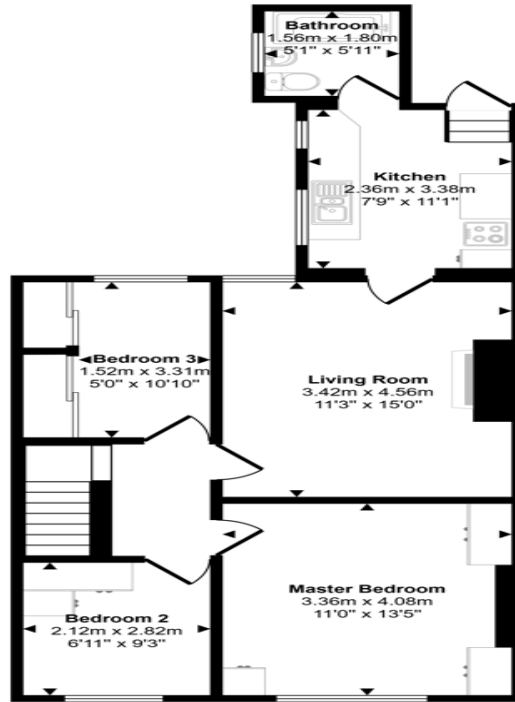


Enclosed Back Yard

To the rear of the property is an enclosed covered yard area offering useful external and storage space, with access through to a useful workshop/storage area providing additional practicality.



Approx Gross Internal Area
62 sq m / 663 sq ft



Floorplan

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) A		
(81-91) B		
(69-80) C		
(55-68) D	57	61
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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