


## 2 bed upper flat to buy in NE8

Rodsley Avenue, Gateshead, Gateshead,
Tyne and Wear, NE8 4LA

# £100,000

x 2 x 1 x 1

Tenure

**Leasehold**

On Street parking

## Property features

- Two Bedrooms
- Gas Central Heating
- UPVC Double Glazing
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water

### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

A well positioned two bedroom upper flat offering convenient access to Low Fell, Gateshead and Newcastle via regular public transport services. The A1 is just a short drive away, providing excellent commuting links across the region. The property is also located within easy reach of the popular Saltwell Park, offering attractive green space, walking routes and recreational facilities.

The property benefits from UPVC double glazing and gas central heating. The accommodation comprises an entrance lobby with stairs leading to the first floor landing, a spacious lounge with access to the kitchen, two bedrooms and a bathroom, all accessed from the landing.

Externally, there is a private yard to the rear.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 125 years from 1 August 2006

Price: £100,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

## Entrance Lobby

Stairs to the first floor Landing

## Landing

Radiator



## Lounge

*4.30m x 3.70m (14'1" x 12'1")*

UPVC double glazed window, radiator, built in cupboard



## Kitchen

*3.40m x 1.90m (11'1" x 6'2")*

Fitted wall and base units with spaces for a gas cooker and an automatic washing machine, tile splashbacks, stainless steel sink and drainer, UPVC double glazed window, radiator, composite door to the yard



## Bedroom One

*3.70m x 3.70m (12'1" x 12'1")*

Two UPVC double glazed windows, radiator



## Bedroom Two

*2.30m x 2.80m (7'6" x 9'2")*

UPVC double glazed window, radiator



## Bathroom

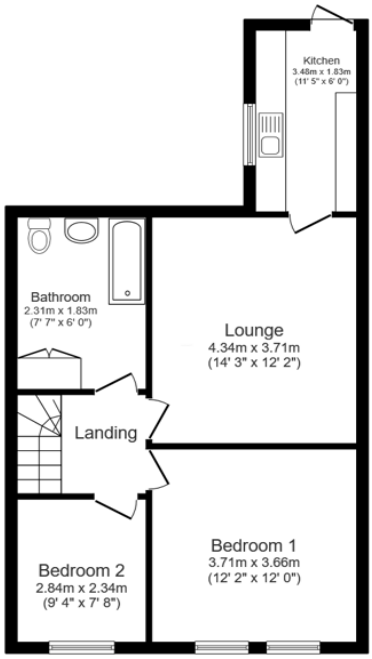
*3.40m x 2.30m (11'1" x 7'6")*

WC, Wash Basin, panelled bath with mains fed shower over, UPVC double glazed window, radiator, part tiled



## External

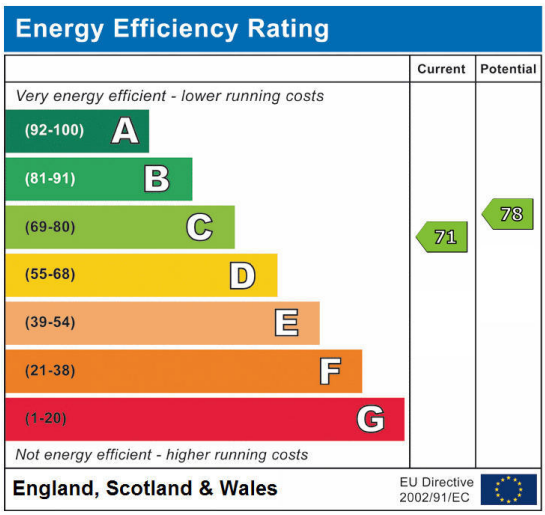
Yard to the rear




Floor Plan

Total floor area: 56.6 sq.m. (610 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io




Rodsley Avenue, Gateshead, Gateshead, Tyne and Wear, NE8 4LA

Contact your local branch today for more information on this property:

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