



To buy

2 bed ground floor flat to buy in

Rawling Road, Gateshead, Tyne and Wear,
NE8 4QU

£95,000 Offers in excess of

 x 2  x 1  x 1

Tenure

Leasehold

On Street parking

Garden

Property features

- ✓ Traditional Spacious Period
- ✓ Easy access to Newcastle city
- ✓ Suitable for owner occupiers, first-time buyers or investors
- ✓ Close to Saltwell Park
- ✓ 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

Phil Whiteside
Branch Manager
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents are pleased to offer to the market this spacious ground-floor flat situated on Rawling Road, Gateshead with 999 year lease.

Occupying the ground floor of a traditional red-brick terraced property, the accommodation offers generously proportioned rooms and retains the attractive proportions associated with properties of this period. The property would be well suited to a range of purchasers, including first-time buyers, owner occupiers and investors seeking accommodation within easy reach of Gateshead and Newcastle.

Accommodation:- One of the strengths of the property is the generous scale of the principal rooms. In particular, the large front bedroom and separate living room can accommodate substantial furniture without the rooms feeling overcrowded, while the additional rear room provides useful flexibility for a second bedroom, study or home-working space.

The accommodation includes a spacious bay-fronted principal room with high ceilings and decorative coving, a separate rear living room, fitted galley-style kitchen and bathroom with shower over bath. A further rear room offers flexible use as a second bedroom or home office. Externally, there is an enclosed paved rear yard with gated access. The property provides adaptable ground-floor accommodation within easy reach of Gateshead town centre. This arrangement should work particularly well for a single occupier, couple, first-time buyer or buy-to-let purchaser, with the flexibility to adapt the accommodation to individual requirements.

Location: -The property is situated on Rawling Road in the established Bensham/Saltwell area of Gateshead, within easy reach of local shops, everyday amenities and Saltwell Park. Further shopping and leisure facilities are available in Gateshead town centre at Trinity Square, including Tesco Extra, while the Metrocentre is also readily accessible.

Public transport links are good, with regular local bus services providing access to Gateshead town centre, Newcastle and surrounding areas. Gateshead Interchange offers Metro and bus connections, while Dunston is the nearest National Rail station and Newcastle Central Station is easily reached for wider regional and national services.

The area is also well served by local schools, including Kelvin Grove Community Primary School and Brighton Avenue Primary School, with secondary provision available at Grace College, Kingsmeadow Community School and Emmanuel College.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 999

Annual Ground Rent Amount: £1.00

Price: Offers in excess of £95,000

Property Type: Ground floor flat

USPs: Garden

Parking: On Street

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

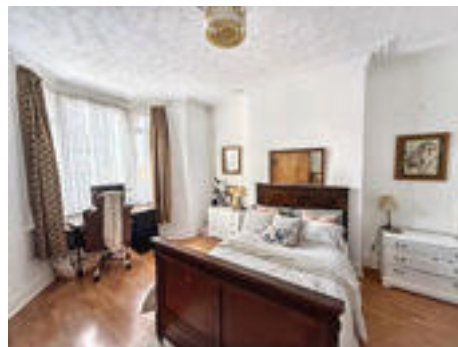
Bedroom One

3.85m x 4.89m (12'7" x 16'0")

An impressive and generously proportioned principal bedroom positioned to the front of the property and benefiting from the large bay window, which provides excellent levels of natural light.

The room offers ample space for a king-size double bed with bedside tables positioned to either side, together with a substantial freestanding wardrobe, chest of drawers and additional bedroom furniture. The proportions of the room also allow space for a dressing table or dedicated desk/home-working area within the bay without compromising the main bedroom space.

High ceilings, decorative coving and the attractive bay window reinforce the traditional proportions and character of the room.



Living Room

3.59m x 4.33m (11'9" x 14'2")

A well-proportioned separate living room offering plenty of flexibility for everyday furniture arrangements.

The room can comfortably accommodate a large three-metre sofa together with two additional armchairs, providing generous seating for family and visitors. There is also space for a centrally positioned coffee table, side tables and freestanding storage or display furniture.

The main wall provides a natural position for a large wall-mounted television and media unit, while the remaining floor space allows the room to retain a comfortable and uncluttered feel.

A window overlooking the rear provides natural light and gives the room a pleasant residential feel.



Second Bedroom / Study

2.22m x 3.24m (7'3" x 10'7")

A useful additional room situated towards the rear of the property, offering flexible accommodation depending upon the purchaser's requirements.

The room would accommodate a single bed or small double bed, together with a bedside cabinet and chest of drawers. Alternatively, it would make an excellent home office, study, dressing room or occasional guest bedroom, with sufficient space for a desk, office chair and storage.

The rear-facing window provides good natural light and an outlook towards the enclosed yard.



Kitchen

2.30m x 2.97m (7'6" x 9'8")

A practical galley-style kitchen with fitted units extending along the principal wall, providing a good range of cupboard and worktop space.

The kitchen incorporates space for the principal appliances, including an oven and hob, washing machine and additional freestanding appliances. There is also space along the work surfaces for a microwave, kettle, toaster and other everyday kitchen equipment whilst retaining useful preparation space.

The arrangement leaves a clear central walkway through the kitchen, while windows to the side and rear provide particularly good natural light.



Bathroom

2.39m x 1.39m (7'10" x 4'6")

The bathroom is arranged in a practical layout and fitted with a white suite including a full-size bath with electric shower above and pedestal wash hand basin.

There is additional space for bathroom storage, such as a freestanding cabinet or shelving for towels and toiletries. The predominantly tiled walls around the bathing area provide a practical, easily maintained finish.



Entrance Hallway

The entrance opens into a traditional hallway providing access through the ground-floor accommodation.

The hallway offers space for a console table or slim shoe-storage unit, together with coat hooks or additional hallway storage, creating a practical entrance to the home while retaining a clear route between the principal rooms.



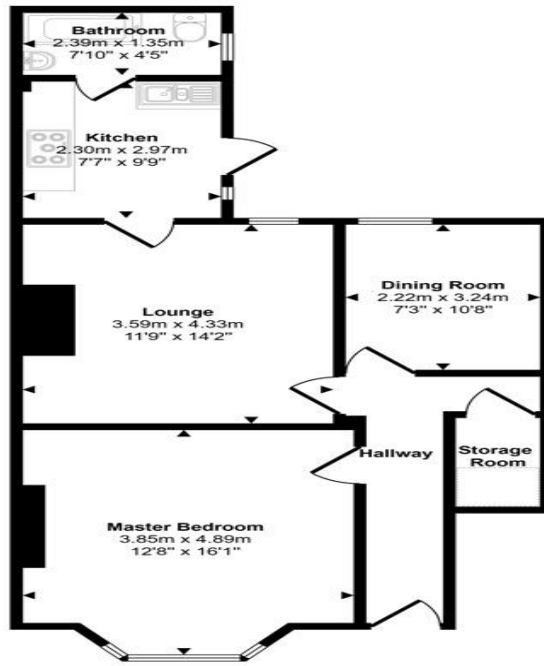
Rear Yard

Externally, the property benefits from an enclosed private rear yard providing useful outdoor space.

The paved area has sufficient space for a small outdoor table and chairs or bistro-style seating, together with planters and pots to create an attractive low-maintenance outside area. There is also useful space for refuse storage and general external storage, with gated pedestrian access to the rear.



Approx Gross Internal Area
62 sq m / 665 sq ft



Floorplan

Denotes head height below 1.5m

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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Rawling Road, Gateshead, Tyne and Wear, NE8 4QU

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

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