

**Auction**

2 bed lower flat to buy in NE8

Raby Street, Gateshead, Tyne and Wear,
NE8 4AG

£72,000

 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Property features

- ✓ Two bedroom
- ✓ Ground floor flat
- ✓ Gateshead
- ✓ Private rear yard
- ✓ EPC Rating D

On Street parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

We are thrilled to present this charming two-bedroom ground-floor flat located in the sought-after area of Gateshead. This property is conveniently situated near a variety of local amenities and boasts excellent transport links, making it an ideal choice for both commuting and everyday living.

Upon entering, you are welcomed by a spacious entrance hall that leads into the heart of the home. The master bedroom offers ample space and comfort, while the inviting lounge provides a perfect area for relaxation and socialising. The well-equipped kitchen is designed for practicality and efficiency, ideal for cooking enthusiasts.

The flat also features a modern bathroom, catering to all your needs, and a second cosy bedroom that can serve as a guest room, a study, or a child's room. Outside, enjoy the privacy of your own rear yard, a lovely space for outdoor gatherings or simply unwinding in the fresh air. This property seamlessly combines comfort and convenience, making it a perfect place to call home.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 978

Price: Starting Bid £72,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

Entrance hall

Master bedroom

4.43m x 4.14m (14'6" x 13'6")



Lounge

2.10m x 3.95m (6'10" x 12'11")

Kitchen

2.10m x 3.38m (6'10" x 11'1")



Bathroom

1.57m x 2.19m (5'1" x 7'2")



Bedroom two

3.29m x 2.70m (10'9" x 8'10")



Rear yard





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Raby Street, Gateshead, Tyne and Wear, NE8 4AG

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

**425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,
low.fell@pattinson.co.uk, 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.

