





- Popular Location
- Two Good Sized Bedrooms
- Gas Central Heating
- Private Rear Yard
- Viewing Recommended
- Ground Floor Flat
- Close To Amenities
- Double Glazing
- Council Tax Band *A*
- Call For More Information





This bright and airy two-bedroom, ground-floor flat is located in a popular area of Gateshead and will appeal to a variety of buyers including first time, downsizers, and investors alike. Offered for sale with the benefit of no upper chain.

The property is close to a fantastic range of local amenities, including the ever-popular Saltwell Park, which is only a short walk away. There are also good transport links nearby with easy access to Low Fell High Street and Newcastle City Centre.

Internally the property briefly comprises: - entrance lobby and inner hallway with storage and period features, spacious lounge, kitchen with spotlights, fitted wall and floor units and integrated oven and hob, two good-sized bedrooms, one with a feature fire place and there is also a three-piece bathroom/w.c. with spotlights and a shower over the bath. The property further benefits from gas central heating, double glazing, and an alarm. Externally there is a good-sized, West-facing, private rear yard.

For more information and to book a viewing please call our Gateshead branch on 0191 487 0800.

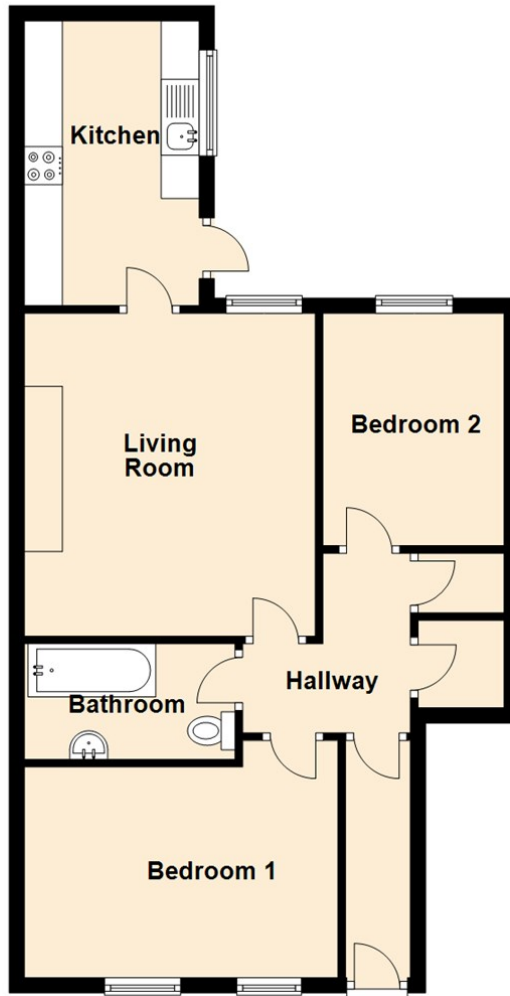
Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*



Ground Floor



The difference between house and home


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Living Room 13'11" x 12'6" (4.25 x 3.83)

Kitchen 12'3" x 7'6" (3.75 x 2.30)

Bedroom One 10'2" x 11'6" (3.12 x 3.51)

Bedroom Two 10'0" x 7'9" (3.06 x 2.38)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Gosforth

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Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

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Property Management Centre

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