



## 2 bed semi-detached house to buy in NE8

Victoria Road, Gateshead, Tyne and Wear, NE8 2TA

# £130,000

 x2  x1  x1

Tenure  
**Freehold**

Driveway & Garage parking

## Property features

- ✓ Semi Detached House
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ Gardens
- ✓ EPC Rating C

## Key Information

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

## Description

Located close to the Team Valley and the A1 this well presented two bedroom semi detached house is great for easy commuting and access to Newcastle and Gateshead. The property features include UPVC double glazing, gas central heating, attached garage and a great sized rear garden with patio. The accommodation comprises an entrance hall, lounge, kitchen, two bedrooms and a bathroom. Externally there is a drive leading to an attached garage and a rear garden.

Council Tax Band: A

Tenure: Freehold

Price: £130,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance Lobby

Stairs to the first floor, radiator

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## Lounge

2.90m x 4.10m (9'6" x 13'5")

UPVC double glazed window, radiator, door to the cloaks WC

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## Cloaks/WC

WC, wash basin, radiator

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## Landing

Loft access

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## Bedroom One

3.80m x 2.50m (12'5" x 8'2")

UPVC double glazed window, radiator

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## Kitchen

3.80m x 3.00m (12'5" x 9'10")

Fitted wall and base units, gas hob and electric oven with extractor over, stainless steel sink and drainer with mixer tap, combi boiler, radiator, UPVC double glazed window and door

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## Bathroom

1.90m x 1.90m (6'2" x 6'2")

Panelled bath with electric shower and glazed screen, WC, pedestal wash basin, part tiled, chrome heated towel rail, UPVC double glazed window

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## Bedroom Two

3.80m x 2.60m (12'5" x 8'6")

UPVC double glazed window, radiator, built in cupboard



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## External

Driveway leading to attached garage to the front and a good sized garden to the rear with artificial grass and patio area with personal door to the garage





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		89
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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