



## 2 bed end of terrace house to buy in NE9

Albert Place, Low Fell, Gateshead, Tyne and Wear, NE9 5JE

**£60,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ End Terrace House
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ In Need of Modernisation
- ✓ EPC Rating D

## Key Information

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

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

Tucked away just off Kells Lane, this charming end terrace stone fronted cottage style home offers an excellent opportunity for those looking to refurbish and add value. Requiring some modernisation, it is well suited as a starter home or a potential rental investment. The property benefits from UPVC double glazing and gas central heating.

A range of local amenities are within easy reach, including shops, bars and restaurants. Transport links are highly convenient, with regular bus services to Newcastle, Gateshead, Durham and Chester Le Street, while the A1 is only a short drive away.

The accommodation comprises a lounge, a kitchen which requires fitting, two bedrooms and a bathroom. Externally, there is a small paved open plan yard to the rear providing access to external storage.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £60,000

Property Type: End of terrace house

Parking: On Street

Heating: Gas

## Lounge

4.60m x 5.00m (15'1" x 16'4")

(Maximum measurements L'Shaped) UPVC double glazed door and window, living flame gas fire to feature fire surround, open plan stairs to the first floor, radiator



---

## Kitchen

1.80m x 2.20m (5'10" x 7'2")

The kitchen has not been installed. UPVC double glazed window, combi boiler



---

## First Floor Landing

UPVC double glazed window, radiator



## Bedroom One

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

UPVC double glazed window, radiator, built in cupboard to the alcove



---

## Bedroom Two

2.90m x 1.90m (9'6" x 6'2")

(Measurements to the maximum as room is L Shaped) UPVC double glazed window, radiator, fitted wardrobe.



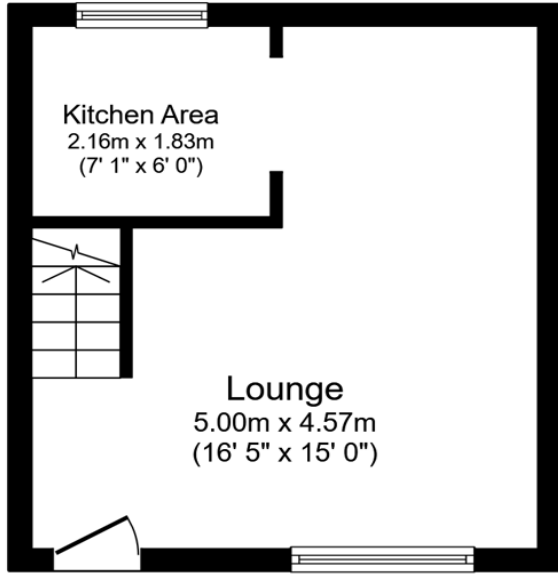
---

## Bathroom

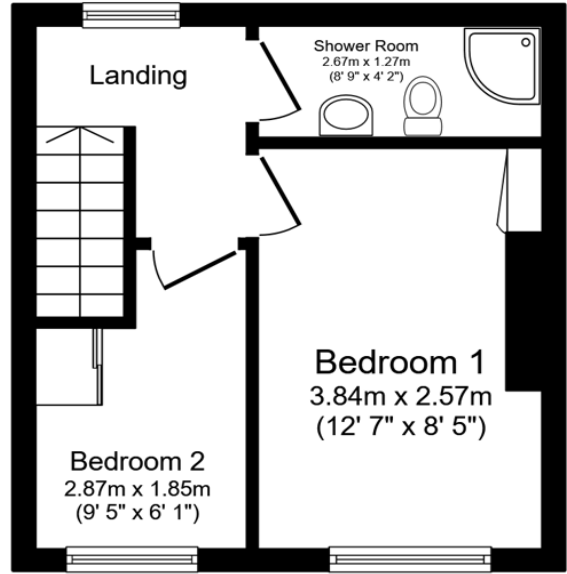
2.70m x 1.30m (8'10" x 4'3")

Corner shower unit, WC, wash basin, tiled walls and floor, radiator





**Ground Floor**  
Floor area 22.9 sq.m. (246 sq.ft.)



**First Floor**  
Floor area 22.9 sq.m. (246 sq.ft.)

Total floor area: 45.8 sq.m. (492 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		63	
(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	

Albert Place, Low Fell, Gateshead, Tyne and Wear, NE9 5JE

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

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

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.

