



## 2 bed lower flat to buy in NE9

Beverley Road, Gateshead, Tyne and Wear, NE9 5UH

# £160,000

 x2  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ Two Bedrooms
- ✓ Ground Floor Flat
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this modern two bedroom ground floor flat which is ideally located close to all local amenities and transport links.

The property briefly comprises; entrance hall, lounge, modern fitted kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, cast iron feature fireplace, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator. Two bedrooms and four piece bathroom/WC.

Externally to the front is mainly laid to lawn with mature planted areas and walled boundaries. To the rear is mainly paved with block paved driveway providing off street parking.

The property benefits from gas central heating and UPVC double glazing.

Leasehold 999 years from 17th October 1986 should you proceed with this purchase these details must be verified by your solicitor

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2c8da>

Please contact the Low Fell Branch on for further information and viewings.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 960

Price: £160,000

Property Type: Lower Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is mainly laid to lawn with mature planted areas and walled boundaries.



## Entrance Hallway

With doors off to all rooms.

## Lounge

4.56m x 3.76m (14'11" x 12'4")

UPVC double glazed walk in bay window to the front, cast iron fire set into feature surround and radiator.



## Kitchen

3.50m x 2.58m (11'5" x 8'5")

To the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, cast iron feature fireplace, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator.



## Bedroom One

3.99m x 3.19m (13'1" x 10'5")

UPVC double glazed window to the front and radiator.



## Bedroom Two

3.75m x 2.41m (12'3" x 7'10")

UPVC double glazed window to the rear, fitted wardrobe, built in storage cupboard and radiator.



## **Bathroom/WC**

*2.32m x 1.65m (7'7" x 5'4")*

White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, tiled walls, tiled flooring, UPVC double glazed window and radiator.

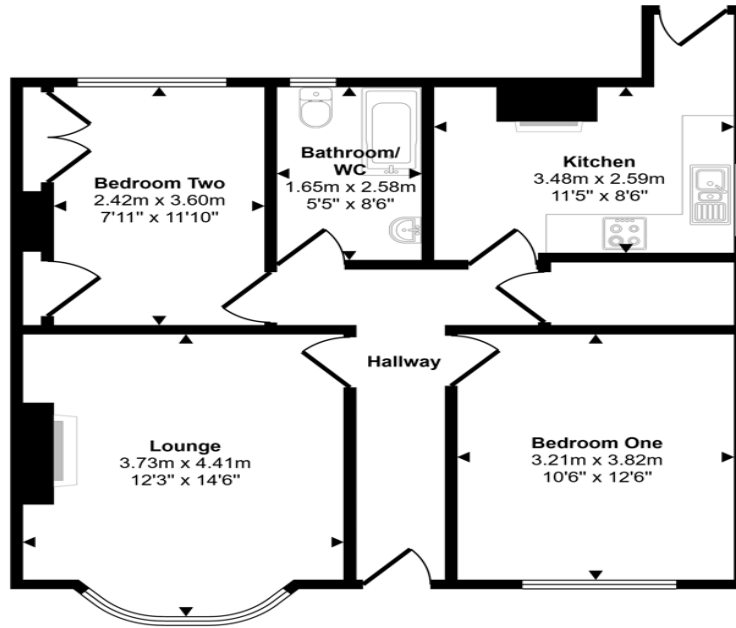


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## **Rear Garden**

To the rear of the property is mainly paved with walled boundaries.

Approx Gross Internal Area  
65 sq m / 705 sq ft



Floorplan

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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			69
(55-68) <b>D</b>		60	
(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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