



2 bed lower flat to buy in NE8

Villa Place, Bensham, Gateshead, Tyne and Wear, NE8 1RY

£80,000 Offers Over

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ Double Fronted Ground Floor Flat
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Two Bedrooms
- ✓ EPC Rating D

Key Information

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

Description

Located just off the vibrant Coatsworth Road, this double-fronted ground floor flat offers a highly convenient setting with excellent access to a wide range of local amenities, including a variety of multicultural shops and services. Regular bus routes are within easy reach, and both the A1 and Team Valley are just a short drive away, making commuting straightforward and efficient.

The property features wood-effect UPVC double glazing, gas central heating, and a private rear yard, adding to its appeal. The accommodation includes an entrance hall, a comfortable lounge, a well-appointed kitchen, two bedrooms, and a bathroom.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 964

Ground Rent Review Period: A Peppercorn

Service Charge Review Period: none

Price: Offers Over £80,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

Entrance Hall

Built in storage cupboard, UPVC double glazed door



Lounge

5.90m x 4.20m (19'4" x 13'9")

UPVC double glazed bay window, radiator, oak type cupboards set into the alcove for handy storage, coal effect stove inset to the chimney breast, wood type flooring



Kitchen

2.80m x 2.80m (9'2" x 9'2")

Fitted white wall and base units, five ring gas hob with extractor over and built in electric oven, white sink and drainer with mixer tap, integrated fridge, UPVC double glazed window and door leading to the rear yard



Bedroom One

3.00m x 4.40m (9'10" x 14'5")

UPVC double glazed window, radiator



Bedroom Two

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

UPVC double glazed window



Bathroom

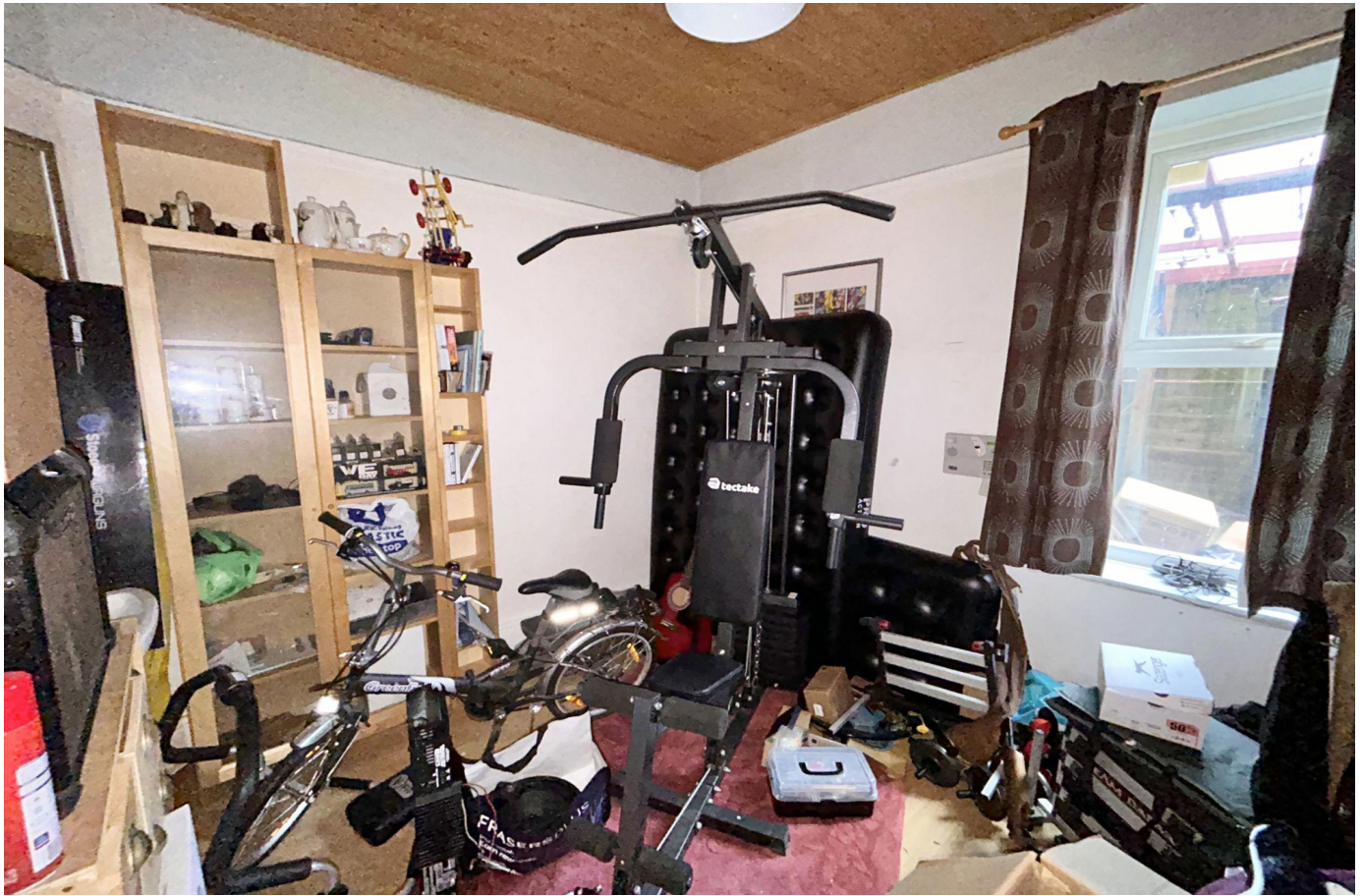
3.00m x 1.50m (9'10" x 4'11")


Corner spa bath, vanity wash basin, WC with concealed cistern, part tiled, ladder heated towel rail, space for automatic washing machine



External

Covered yard to rear



| Energy Efficiency Rating | | |
|--|---------|---|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

Villa Place, Bensham, Gateshead, Tyne and Wear, NE8 1RY

Contact your local branch today for more information on this property:
126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,
admin@yellowbrickroadestateagents.co.uk, www.ybrea.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.

