



## 2 bed terraced house to buy in

Kings Close, Gateshead, Tyne and Wear,  
NE8 3PW

# £110,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Mid Terrace House
- ✓ Two Bedrooms
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating C

## Key Information

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

## Description

Tucked away in a pleasant cul-de-sac and conveniently located close to local amenities and public transport links, this deceptively spacious two bedroom mid terrace property, which opens out once inside is an ideal choice for first time buyers or those looking to downsize.

The home benefits from UPVC double glazing, gas central heating, off road parking and a garden to the rear. The accommodation briefly comprises an entrance lobby leading into a lounge with an open plan staircase, a kitchen, two bedrooms, and a bathroom.

Externally, the property features a generously sized enclosed rear garden and a lawned garden and driveway to the front

Council Tax Band: A

Tenure: Freehold

Price: £110,000

Property Type: Terraced House

Parking: Driveway

Heating: Gas

## Entrance Lobby

UPVC double glazed door and side panel

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## Lounge

4.30m x 3.60m (14'1" x 11'9")

UPVC double glazed double doors leading to the rear garden, laminate flooring, open plan staircase to the first floor



## Kitchen

2.10m x 3.60m (6'10" x 11'9")

Fitted wall and base units, gas hob with extractor over, electric oven, stainless steel sink and drainer with mixer tap, space for automatic washing machine, radiator, UPVC double glazed window and door



## First Floor Landing

UPVC double glazed window

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## Bedroom 1

3.40m x 2.60m (11'1" x 8'6")

(Measurements do not include wardrobes) Fitted sliding wardrobes, UPVC double glazed window



## Bathroom

1.80m x 1.40m (5'10" x 4'7")

WC, wash basin, panelled bath with electric shower over, cupboard housing the combi boiler, chrome heated towel rail



## Bedroom 2

1.70m x 3.00m (5'6" x 9'10")

UPVC double glazed window, radiator



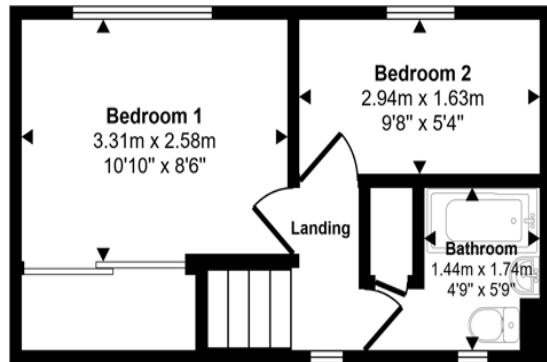
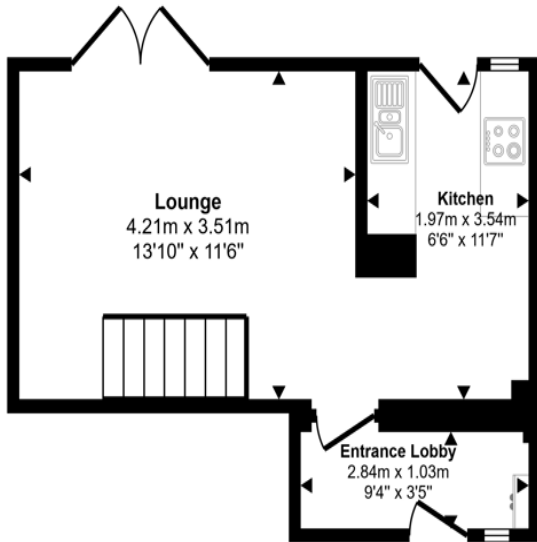
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## External

Driveway to the front and an enclosed garden to the rear with flagged patio and lawn and external water supply



Approx Gross Internal Area  
49 sq m / 527 sq ft



First Floor  
Approx 23 sq m / 244 sq ft

Ground Floor  
Approx 26 sq m / 282 sq ft

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>			91
(69-80) <b>C</b>		75	
(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:

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