



## 2 bed lower flat to buy in NE10

Rothbury Avenue, Pelaw, Gateshead, Tyne and Wear, NE10 0QY

**£90,000**

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

On Street parking

## Property features

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

## Key Information

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

## Description

A well presented ground floor flat, ideally situated for convenient access to a range of local amenities. These include a nearby metro station and regular bus routes, providing excellent public transport links. Supermarkets are within easy reach, while the A19 and Tyne Tunnel are just a short drive away, making commuting straightforward.

The property benefits from UPVC double glazing, gas central heating, and a modern fitted kitchen. Externally, there is a private rear yard.

The accommodation briefly comprises an entrance hall, lounge, kitchen, bathroom, two bedrooms, and a private yard.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 963

Ground Rent Review Period: A Peppercorn

Price: £90,000

Property Type: Lower Flat

Parking: On Street

Heating: Gas

## Hallway

UPVC double glazed door, restored flooring, radiator, large storage cupboard



## Lounge

3.90m x 3.90m (12'9" x 12'9")

UPVC double glazed window, restored stained flooring, cupboard to the alcove, feature fire surround, radiator



## Kitchen

2.40m x 2.10m (7'10" x 6'10")

Fitted in wall and base units, gas hood and built in electric oven, stainless steel sink and drainer with mixer tap, space for automatic washing machine, UPVC double glazed window and door, laminate flooring



## Bathroom

2.00m x 1.90m (6'6" x 6'2")

Three piece suite comprising a WC, wash basin, panelled bath with mains fed shower, cladding to walls, radiator, UPVC double glazed window



## Bedroom 1

4.20m x 3.90m (13'9" x 12'9")

UPVC double glazed window, radiator



## Bedroom 2

2.90m x 2.20m (9'6" x 7'2")

UPVC double glazed window, radiator



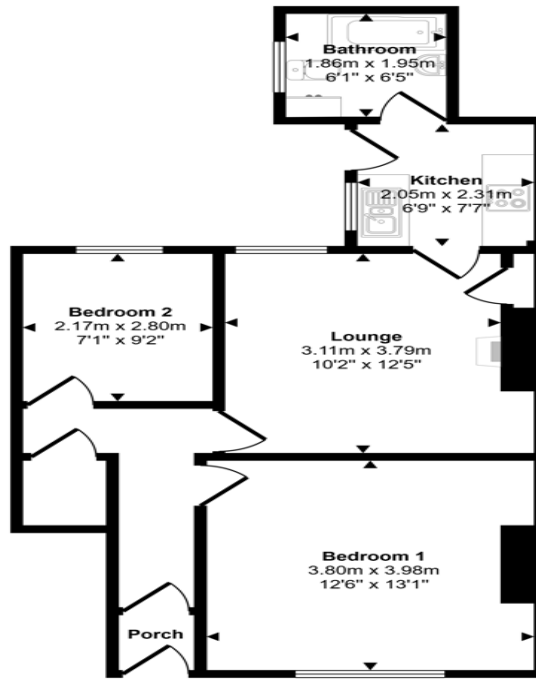
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## External

Yard to the rear



Approx Gross Internal Area  
52 sq m / 563 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>	71	76
(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:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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