



## 2 bed terraced house to buy in

Affleck Street, Bensham, Gateshead, Tyne and Wear, NE8 1QY

# £120,000

🏠 x2 🚿 x1 🚻 x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ No Upward Chain
- ✓ End Terrace House
- ✓ Two Bedrooms
- ✓ UPVC Double Glazing
- ✓ EPC Rating D

## Key Information

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

## Description

Located close to local amenities just off Coatsworth Road, where there are many multicultural shops, convenient bus routes, and excellent road links providing easy access to Low Fell, Gateshead, Newcastle, and the Team Valley Trading Estate, this two-bedroom house offers well-situated central living accommodation. The property features UPVC double glazing and central heating.

The accommodation includes an entrance lobby with stairs to the first floor, a lounge, kitchen, two bedrooms, and a bathroom. To the rear, there is a small yard.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Terraced House

Parking: On Street

Heating: Gas

## Entrance Lobby

UPVC door, stairs to the first floor

---

## Lounge

3.90m x 4.90m (12'9" x 16'0")

UPVC double glazed window, radiator, under stairs cupboard



## Kitchen

2.60m x 3.10m (8'6" x 10'2")

Fitted in white wall and base units, electric hob and oven with extractor, two UPVC double glazed windows, radiator, UPVC door, space for automatic washing machine, cupboard housing the combi boiler



## Landing

Radiator



## Bedroom One

4.00m x 2.30m (13'1" x 7'6")

UPVC double glazed window, radiator



## Bedroom Two

3.10m x 2.70m (10'2" x 8'10")

(L'Shaped, measurements to maximum UPVC double glazed window, radiator



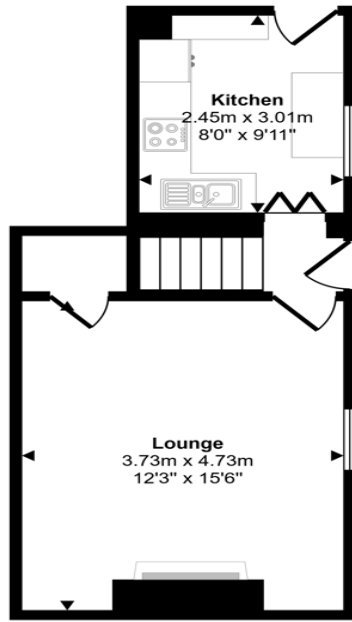
## Bathroom

3.10m x 2.60m (10'2" x 8'6")

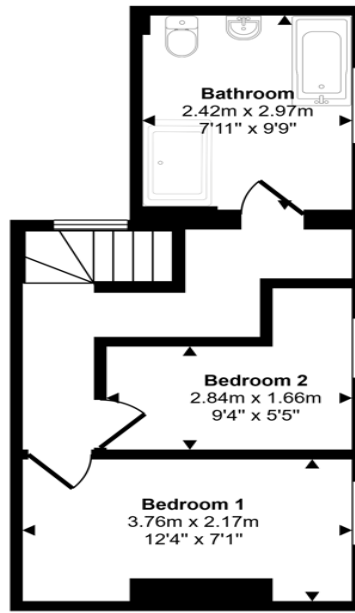
Four piece suite comprising a double shower cubicle with mains fed shower, WC, wash basin, panelled bath, UPVC double glazed window, radiator



Approx Gross Internal Area  
59 sq m / 639 sq ft



Ground Floor  
Approx 30 sq m / 321 sq ft



First Floor  
Approx 30 sq m / 319 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>			87
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(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	

Affleck Street, Bensham, Gateshead, Tyne and Wear, NE8 1QY

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

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.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.

