



### 3 bed upper flat to buy in NE8

Saltwell Street, Bensham, Gateshead, Tyne and Wear, NE8 4QX

**£75,000** Offers Over

 x3  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Tenanted Upper Flat
- ✓ Three Bedrooms
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Sold with a tenant in situ and generating an annual rental income of £7,200, this three bedroom upper flat is located in a popular residential area just off Whitehall Road. The property is well placed for access to a range of local amenities and excellent transport links, with the A1 and Team Valley both just a short drive away.

Benefiting from UPVC double glazing and gas central heating, the accommodation comprises an entrance lobby, landing, lounge, kitchen, bathroom and three bedrooms.

Externally, there is a private yard to the rear.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 958

Price: Offers Over £75,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Coalfield or mining area: Yes

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

Sewerage: Standard UK domestic

Air conditioning: No

## First Floor Landing

Radiator



## Lounge

4.10m x 3.60m (13'5" x 11'9")

UPVC double glazed window, radiator, door to bedroom three and door to kitchen.



## Kitchen

2.50m x 2.30m (8'2" x 7'6")

(Measured to widest points) Fitted in a range of grey wall and base units, with electric hob and oven, space for automatic washing machine, UPVC double glazed windows, combi boiler, stairs to the rear and bathroom.



## Bathroom

2.20m x 1.30m (7'2" x 4'3")

Three piece white suite comprising of a panelled bath with mains fed shower over, WC, wash basin, UPVC double glazed window, radiator.



## Bedroom One

4.60m x 3.10m (15'1" x 10'2")

UPVC double glazed bay window, radiator



## Bedroom Two

2.80m x 2.40m (9'2" x 7'10")

UPVC double glazed window, radiator, built in cupboard.



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## Bedroom Three

3.00m x 2.00m (9'10" x 6'6")

UPVC double glazed window, radiator.

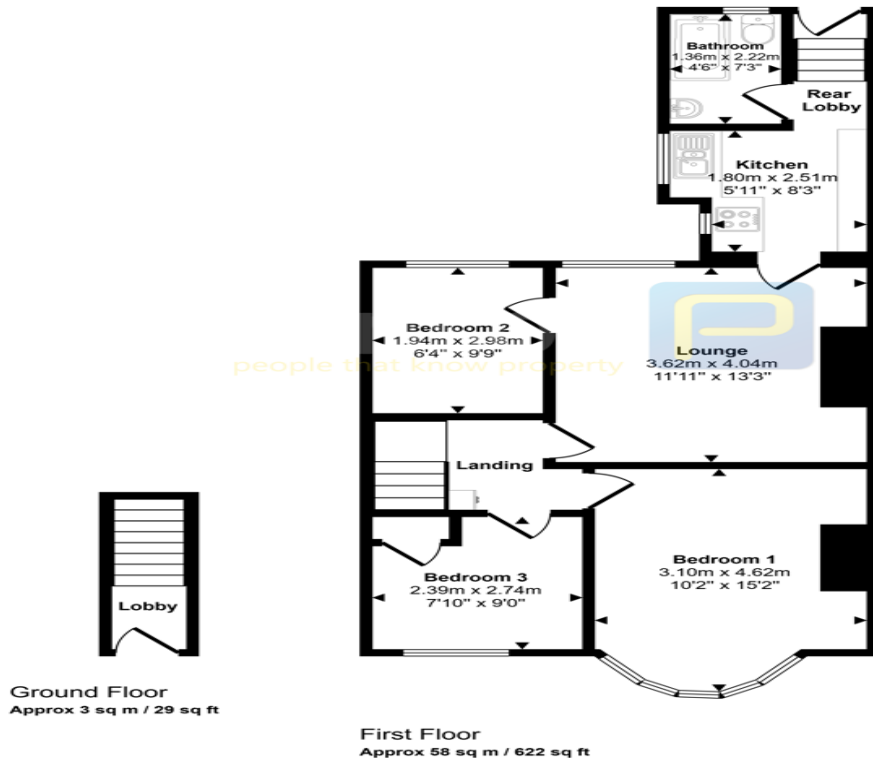


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## External

Yard to rear

Approx Gross Internal Area  
60 sq m / 651 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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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