

To buy

## 4 bed maisonette to buy in NE8

Avenue Road, Gateshead, Tyne and Wear,  
NE8 4JE

# £170,000

🏠 x4 🚗 x1 🚲 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Four Bedroom Maisonette
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Good Transport Links

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas

## Description

A tastefully decorated four bedroom maisonette, in keeping with its character, conveniently located for access to Saltwell Park and a wide range of local amenities including supermarkets, shops, bars and restaurants, Gateshead Leisure Centre, Shipley Art Gallery and the Little Theater. Commuting links are excellent, with easy access to the A1, Gateshead and Newcastle by car, while public transport is well served by regular bus routes.

The property boasts many attractive features including UPVC double glazing, gas central heating, stripped and restored flooring, some exposed brick chimney breasts, a fitted kitchen and a spacious bathroom.

The accommodation comprises an entrance lobby with stairs leading to the first floor landing, where you will find the lounge, well proportioned kitchen, bathroom and two bedrooms. The second floor offers two further bedrooms, one benefiting from a walk in cupboard with a variety of potential uses. Externally, there is a shared yard to the rear and a garden to the front.

This property has successfully retained its character through sympathetic décor and styling, with viewing the only way to fully appreciate everything on offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 88

Price: £170,000

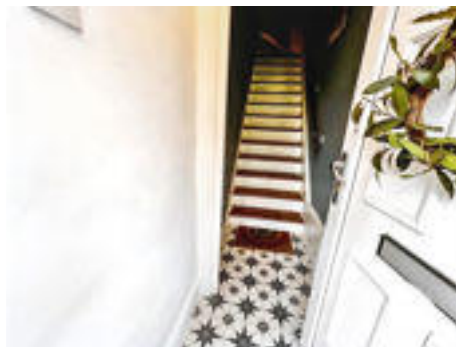
Property Type: Maisonette

Parking: On Street

Heating: Gas

## Entrance Lobby

UPVC double glazed door, stained wood staircase to the first floor



## Landing

Restored flooring, radiator, built in storage cupboard



## Lounge

4.50m x 4.30m (14'9" x 14'1")

Edwardian style cast iron fireplace set to a period style fire surround with books shelving to the alcove, laminate flooring, radiator, UPVC double glazed window



## Kitchen

3.40m x 3.10m (11'1" x 10'2")

Fitted wall and base units one housing the combi boiler, stainless steel one and a half bowl sink and drainer, five ring gas hob and built in electric oven with extractor over, tiled splashbacks, door to rear access



## Bedroom One

4.20m x 4.50m (13'9" x 14'9")

UPVC double glazed bay window. radiator, restored flooring, exposed brick chimney breast with shelving to the alcove



## Bedroom Four

2.40m x 2.50m (7'10" x 8'2")

UPVC double glazed window, radiator



## Bathroom

3.60m x 2.30m (11'9" x 7'6")

Four piece suite comprising a built in shower cubicle, WC, panelled bath, wash basin, heated towel rail, tiled floor and tiled to the shower cubicle, UPVC double glazed window



## Second Floor Landing

### Bedroom Two

2.70m x 5.50m (8'10" x 18'0")

Exposed beamed ceiling, double glazed skylight, restored flooring, radiator



### Bedroom Three

3.10m x 4.70m (10'2" x 15'5")

Double glazed skylight, restored flooring, exposed beams to the ceiling, walk in storage cupboard



### Walk In Storage cupboard/Room

1.70m x 3.10m (5'6" x 10'2")

Exposed brick chimney breast, restored flooring. Other potential uses

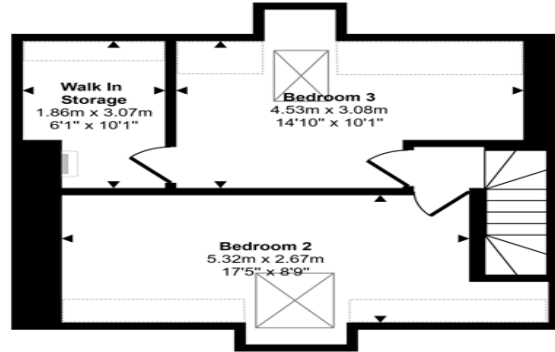
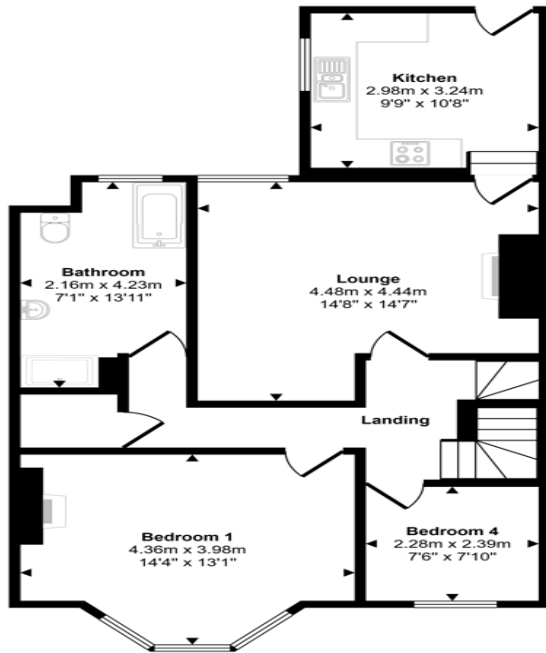


## External

Shared rear yard and garden to the front



Approx Gross Internal Area  
114 sq m / 1224 sq ft



Denotes head height below 1.5m

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.

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