



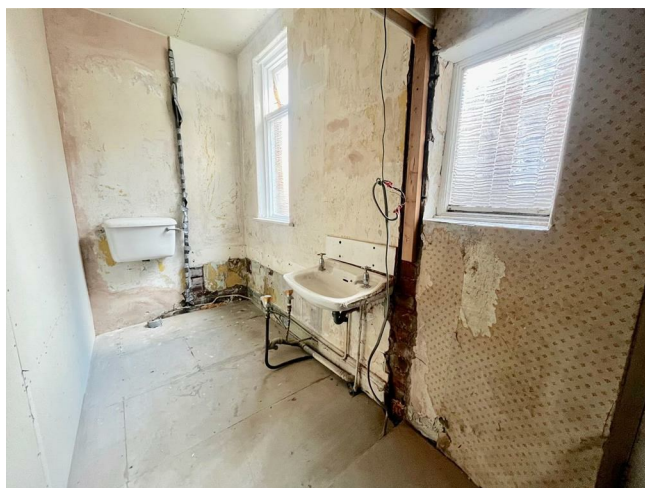
54 The Avenue, Felling, Gateshead, Tyne & Wear, NE10 0JA

Offers Over £45,000



Key features

- NEEDING REFURBISHED
- TYNESIDE FLAT
- TWO BEDROOMS
- CASH BUYERS
- VIEW NOW
- CLOSE TO METRO
- IDEAL FOR A PROJECT
- LOCATED IN FELLING



Description

Welcome to The Avenue, Felling, Gateshead - a property with great potential! This flat, nestled in a Tyneside building from the 1930s/1950s, is perfect for cash buyers looking for a property project.

Comprising of one reception room, two bedrooms, bathroom, this ground floor flat has a shared yard.

Its convenient location near Felling Metro makes it ideal for those who value easy access to transportation links.

Whether you're a first-time buyer looking to get on the property ladder or an investor seeking a rewarding project, this property has plenty to offer. Don't miss the chance to transform this Tyneside flat into your dream home - book a viewing today and let your imagination run wild with the possibilities!



ENTRANCE HALL

15'9 x 4

LOUNGE

12'10 x 12'3

KITCHEN

7'11 x 7'11

BEDROOM ONE

16 x 14'7

BEDROOM TWO

9'1 x 7'7

BATHROOM

7'2 x 4'8

EXTERNAL

DISCLAIMER SALES









The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 77 |
| (55-68) D | 55 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC |  |

212 High Street
 Gateshead
 Tyne And Wear
 NE8 1AQ
 0191 500 8 500
 info@carouselestateagents.com
<https://www.carouselestateagents.com>

