





- For Sale by Modern Auction • T & C's Apply
- Subject to Reserve Price • Buyers Fees Apply
- Popular Location • Ground Floor
- Overlooking Saltwell Park • Gas Central Heating
- Double Glazing • Must Be Viewed





**** Made Snappy 360° Tour |**
<https://www.madesnappy.co.uk/tour/1gfd7g1f7bd> **

This two-bedroom ground floor apartment is positioned in a popular location on Enfield Road, in Gateshead.

For sale by Modern Method of Auction: Starting Bid Price £85,000 plus Reservation Fee

This property is for sale by The Great North Property Auction powered by iam-sold.

Internally the property briefly comprises: - entrance lobby, spacious lounge with bay window and storage, fitted kitchen with integrated oven and hob, two double bedrooms and a shower room WC.

The location is conveniently positioned for easy access to Gateshead town centre, the Team Valley, and Newcastle via excellent transport links. Ideally placed for a wealth of local amenities including shops, schools, and leisure facilities. Nestled in the heart of Gateshead, residents also benefit from proximity to one of the region's most picturesque green spaces - the beautifully maintained Saltwell Park, a 55-acre Victorian park, offering a peaceful retreat with scenic walks, play areas, and a café - an added bonus to an already well-connected and vibrant neighbourhood.

Viewings are highly recommended. For more information contact our team on 0191 236 2070.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band *A*.

Approx Gross Internal Area
65 sq m / 695 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.

Lounge 14'5" x 11'10" (4.41 x 3.61)

Kitchen 10'4" x 9'2" (3.15 x 2.81)

Bedroom One 13'3" x 13'8" (4.05 x 4.18)

Bedroom Two 14'4" x 8'0" (4.39 x 2.46)

Auctioneer's Comments

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The difference between house and home

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