

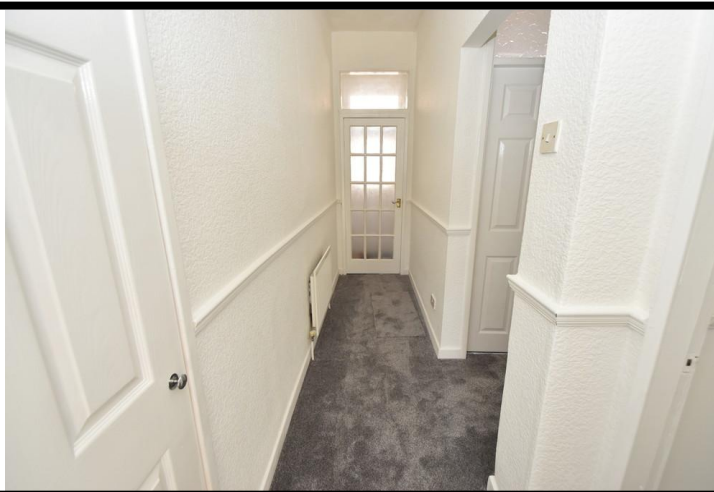


Faraday Grove | Gateshead | Tyne & Wear | NE8 4UL

Presenting a fantastic investment opportunity with no upper chain on a long lease (964 years remaining). This ground floor flat, encompassing two bedrooms, is ideal for investors or first time buyers as refurbishment has just taken place. Leasehold tenure, Council Tax band A, EPC rating D (65). The well-proportioned layout, features two spacious bedrooms, a living room, kitchen and a bathroom with self-contained yard to the rear. Situated in the vibrant and well-connected area of Gateshead with proximity to a host of local amenities, public transport links, and recreational spaces. Newcastle and Gateshead centres are easily accessible, offering a diverse array of shops, restaurants, and cultural attractions. The surrounding area also boasts schools and healthcare facilities, adding to the location's appeal.

£89,500

- Ground floor flat
- Two bedrooms
- No upper chain
- Recently refurbished
- Self-contained rear yard



Property Description

LOBBY

3' 5" x 3' 2" (1.06m x 0.97m) uPVC double glazed entrance door with matching window over, dado rail, glazed door to the hallway.

HALLWAY

13' 11" x 3' 2" (minimum) (4.26m x 0.97m) Large storage cupboard, single radiator, dado rail and doors leading to the bedrooms, bathroom and lounge.

BEDROOM 1 (TO THE FRONT)

9' 0" x 12' 11" (2.76m x 3.95m) Large bay with base storage and uPVC double glazed windows. Single radiator and dado rail.

BEDROOM 2 (TO THE REAR)

12' 5" x 7' 6" (3.80m x 2.30m) Built-in storage cupboard with hanging rail, uPVC double glazed window, single radiator and telephone point.

BATHROOM

4' 5" x 8' 5" (1.37m x 2.58m) Panelled bath, tiled splash-backs, pedestal wash basin, WC, single radiator, extractor fan and dado rail.

LOUNGE

15' 10" x 12' 4" (maximum) (4.83m x 3.76m) Adam style fire surround with inset gas fire, marble inlay and hearth. Storage cupboard housing a hot water tank, dado rail, uPVC double glazed window, wall lights, TV aerial cable, single radiator and a door leading to the kitchen.

KITCHEN

12' 6" x 7' 9" (3.83m x 2.37m) Fitted with a recently installed kitchen with new wall and base units with contrasting laminate worktops and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over. Stainless steel sink with mixer tap, plumbed for a washing machine, wall mounted gas central heating boiler, two uPVC double glazed windows and matching rear yard. Double

radiator.

EXTERNAL

There is a modest forecourt garden to the front and a self-contained yard to the rear which has a cold water supply tap.

HEATING

Gas fired central heating via boiler and radiators.

GLAZING

Timber framed double glazing installed.

ENERGY EFFICIENCY

EPC rating TBC. Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is leasehold with a 999 year lease beginning 07/10/1988 ending 07/10/2987 leaving 964 years remaining (as of September 2023). We would

recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	7 mbps
Superfast	71 mbps
Ultrafast	1000 mbps

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

O2 82% Vodafone 76% Three 80% EE 73%

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office. Please do not attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15

minutes.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.





AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Leasehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

GROUND FLOOR
60.6 sq.m. (653 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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