



## 80 Rawling Road, Gateshead, NE8 4QR

Offers Over £69,950

We are delight to bring to the market this well presented two bedroom first floor flat located on Rawling road. The property benefits from gas central heating via radiators and double glazing is installed. Brief accommodation comprises- : Entrance lobby with stairs to first floor landing, lounge, kitchen, two double bedrooms and a spacious three piece bathroom. Private yard to the rear. The flat has recently had some refurbishment, newly decorated and new carpets installed. With its quirky layout and ready to go interior, this flat will appeal to a first time buyer or someone looking for a buy to let investment. LEASEHOLD .

**ENTRANCE LOBBY WITH STAIRS TO FIRST FLOOR**

**LANDING**

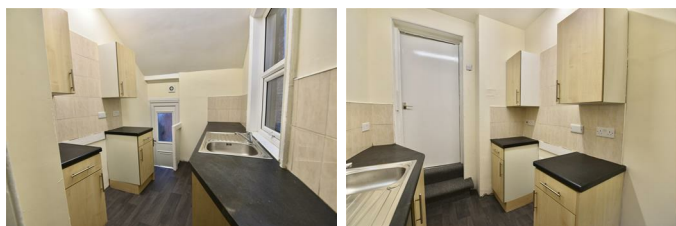
**LOUNGE**

13'1" x 11'9" (4.01 x 3.59)



**KITCHEN**

8'0" x 7'6" (2.45 x 2.31)



**BEDROOM ONE**

14'5" x 14'2" max measurement (4.41 x 4.34 max measurement)

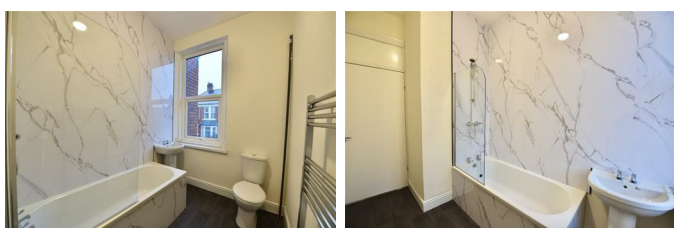


**BEDROOM TWO**

13'11" x 9'4" (4.25 x 2.85)



**BATHROOM/ W.C.**



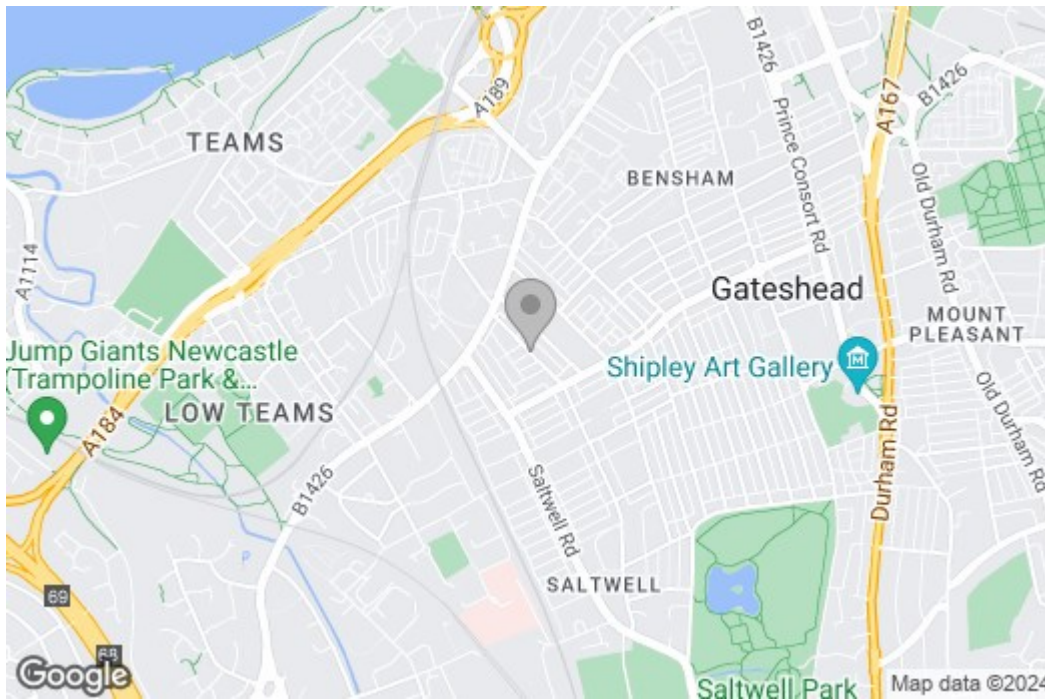
**EXTERNAL**

**Property disclaimer**

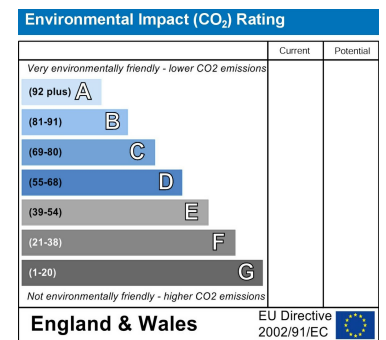
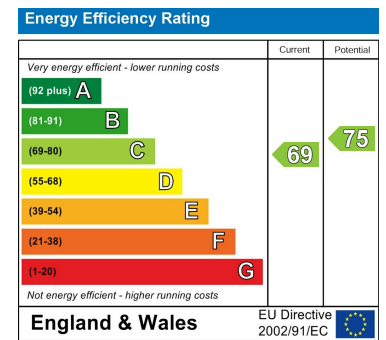
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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