



63 Oak Avenue, Gateshead, NE11 9UR

£79,950

A ground floor double fronted semi detached flat which will be ideal for a first time buyer or someone looking to downsize. The flat has double glazing and gas central heating is via radiators. The flat feature a good sized garden to the rear and briefly comprises; entrance hallway, lounge, fitted kitchen, three piece bathroom/wc and two good sized bedrooms. The flat is located on the Oak Avenue in Dunston and provides great access for the A1 north and south and there is great local amenities nearby. Viewing is highly recommended.

Entrance hallway

20'2" x 6'9" (6.17 x 2.08)



Access to the home is via a double glazed door, there is a radiator laminate wood flooring and a storage cupboard. Internal doors opens into the lounge, bathroom and both bedrooms.

Lounge

11'11" x 15'2" (3.64 x 4.63)



With a radiator and a double glazed window overlooks the front aspect. There is laminate wood flooring and an internal door opens into the kitchen.

Kitchen

13'3" x 6'11" (4.05 x 2.12)



The kitchen is fitted with a range of floor and wall

units with working surfaces including a sink unit which is fitted with a mixer tap. Built in appliances include a gas hob with an electric oven fitted below with extract fan fitted above. Plumbing is provided for washing machine. There is tiled splash backs, tiled floor, a radiator and a double glazed window.

Bathroom/wc

With a low level wc, wash hand basin, corner shower unit with shower fitted above, tiled walls, tiled floor, radiator and two double glazed windows.

Bedroom one

11'1" x 9'10" (3.40 x 3.01)



With a radiator and a double glazed window overlooks the front aspect.

Bedroom two

10'11" x 8'11" (3.35 x 2.72)



With a radiator and a double glazed window which overlooks the rear garden. Laminate wood flooring.

External



At the rear of the home there is a garden which is presented on two levels with a paved patio area and a lawned section. The front garden is also set to lawn.

MATERIAL INFORMATION

FLOOD RISK - NO RISK

LOCAL AUTHORITY - GATESHEAD

BROADBAND - BASIC AND FIBRE

MOBILE COVERAGE - BASIC- GOOD

TV- SKY AND BT

Property disclaimer

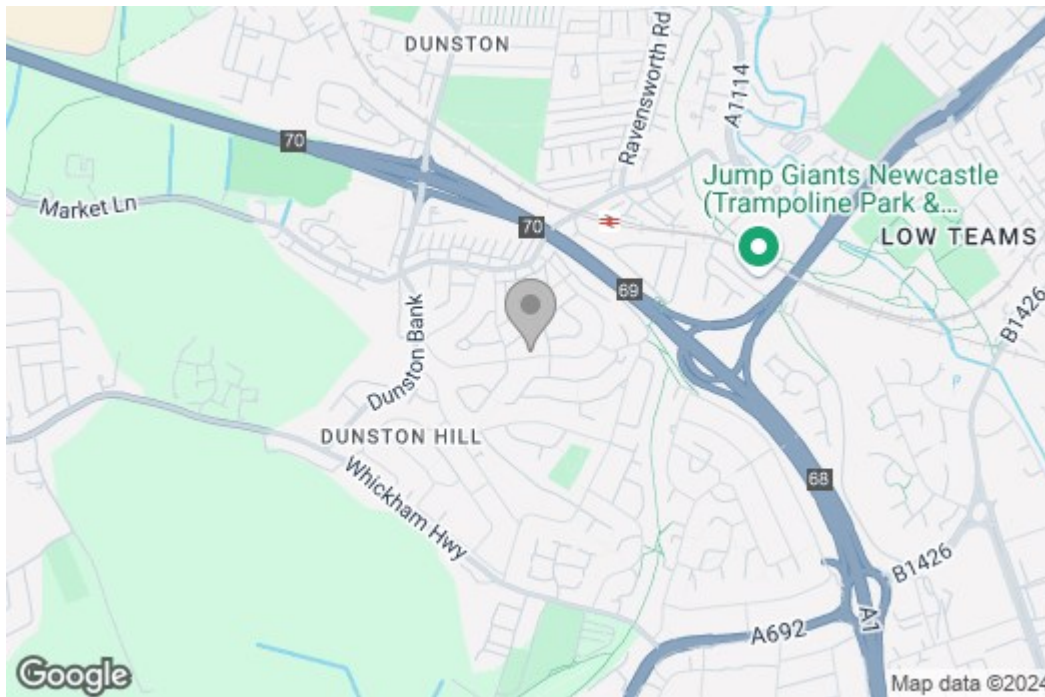
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Tenure

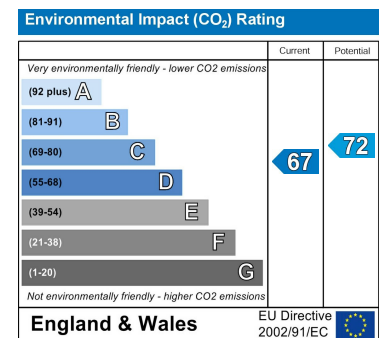
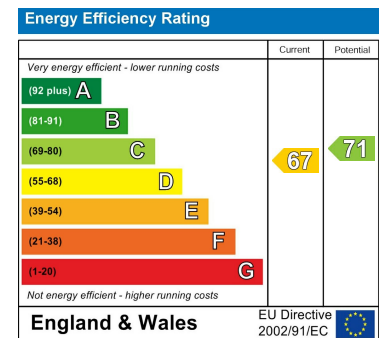
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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