



## 16 Engine Lane, Gateshead, NE9 5JJ

**Asking Price £57,750**

With an extended lease term of 149 years the internal accommodation briefly comprises of a communal entrance lobby with stairs and lift to all levels. Stepping into the apartment the layout comprises of an entrance lobby with storage cupboard, newly fitted shower-room. Two well-proportioned bedrooms the largest of which has integrated storage. Completing the layout is a modern open plan lounge with views over the park, kitchen, dining space with feature bay window and a range of wall/base units for storage.

Externally there is communal garden space and secure underground parking, all situated within the secure grounds of the building. This property is perfect for anyone looking for a retirement apartment that is both practical and has great access for all of the local amenities. This property also has no chain.

Originating in the 16th century Low Fell has quickly developed into one of the more popular of the two dozen or so villages which now comprise the Metropolitan Borough of Gateshead. The Durham Road area has now become a vibrant commercial hub with thriving shops, bars and restaurants as well as some banks and small offices. Whilst also offering its own running, cricket and rugby clubs. There are also a range of highly regarded local schools, demand for properties increases to grow as more buyers look to move into the area. The area also offers excellent links to the A1, Metro centre and Team Valley for commuters.





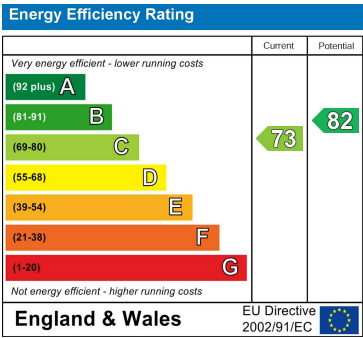
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.