



6 Southend Terrace, Sheriff Hill, Gateshead, Tyne and Wear, NE9 6QL  
Offers In The Region Of £85,000



## Key features

- TWO BEDROOM UPPER FLAT
- RECENTLY REFURBISHED
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN
- WELL PRESENTED FAMILY BATHROOM
- NEUTRAL DECOR THROUGHOUT
- PRIVATE WELL MAINTAINED GARDEN
- GREAT LOCATION
- CLOSE TO LOCAL TRANSPORT LINKS
- NO ONWARD CHAIN



## Description

Located in the desirable area of Southend Terrace, Sheriff Hill, Gateshead, this charming upper flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a comfortable home.

The flat features a welcoming reception room, providing an ideal space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of modern living.

One of the standout features of this property is its excellent transport links, making commuting a breeze. Residents will appreciate the ease of access to nearby public transport options, connecting them to the wider Gateshead and Newcastle areas. Additionally, the flat is situated within walking distance of local amenities, including shops, cafes, and parks, ensuring that daily necessities are always within reach.

For those who enjoy the outdoors, the property is also conveniently located near the Queen Elizabeth Hospital, making it an ideal choice for healthcare professionals or anyone who values proximity to medical facilities.

In summary, this upper flat on Southend Terrace presents a wonderful opportunity for those looking to settle in a vibrant community with all the essential amenities and transport links at their doorstep. Don't miss the chance to make this lovely property your new home.



ENTRANCE HALL

LOUNGE  
15'1 x 12'1

KITCHEN  
11'2 x 10'11

BEDROOM ONE  
14'9 x 9

BEDROOM TWO  
12'3 x 9

BATHROOM  
6'1 x 5'8

EXTERNAL

DISCLAIMER

The particulars on these properties are set out as a general guidance for intended








purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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