GORDON
BROWN
SALES & LETTING









129 Rodsley Avenue, Gateshead, NE8 4LA

£85,000

Two Bedroom Ground Floor Flat – Rodsley Avenue – No Onward Chain

Situated on the highly desirable Rodsley Avenue, this well-positioned two bedroom ground floor flat is offered for sale with no onward chain and is attractively priced to encourage a speedy sale.

The property enjoys an excellent location, providing convenient access to the award-winning Saltwell Park, together with excellent commuting links to Gateshead Town Centre and Newcastle City Centre.

Benefiting from double glazing and gas central heating via radiators, powered by a combination boiler, the accommodation briefly comprises: entrance lobby, hallway, two bedrooms, spacious lounge with dining area, fitted kitchen and bathroom. Externally, the property enjoys a private, west-facing rear yard, providing a pleasant outdoor space to relax and enjoy the afternoon and evening sunshine.

Ideally suited to a first-time buyer or young couple looking to get onto the property ladder, this property offers an excellent opportunity in a sought-after location.

Early internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

ENTRANCE LOBBY
Access to the home is via a hardwood entrance door.

HALLWAY



With a radiator and a storage cupboard. Internal doors opens into the lounge and both bedrooms.

BEDROOM ONE
14'10" x 13'8" (4.54m x 4.18m)





With a radiator and two double glazed windows overlooks the front aspect. Coving is fitted to the ceiling.

BEDROOM TWO
11'1" x 7'8" (3.39m x 2.34)



With a radiator and a double glazed windows overlooks the rear yard.

LOUNGE
14'11" x 12'7" (4.57m x 3.84m)





With a radiator and a double glazed windows overlooks which overlooks the rear yard. An internal door opens into the kitchen.

KITCHEN
9'6" x 7'8" (2.91m x 2.34m)





The kitchen is fitted with a range of wall and base units with a sink unit which is fitted with a mixer tap. Built in appliances include an oven with hob. Recesses have been provided for a washing machine and fridge freezer unit. A double glazed windows overlooks the rear aspect and a double glazed door opens into the rear yard. Wall mounted combi boiler.

REAR LOBBY
With a sink unit.

BATHROOM
5'6" x 5'1" (1.68m x 1.56m)



With a panelled bathroom with mixer shower fitted above and a low level wc.

EXTERNAL

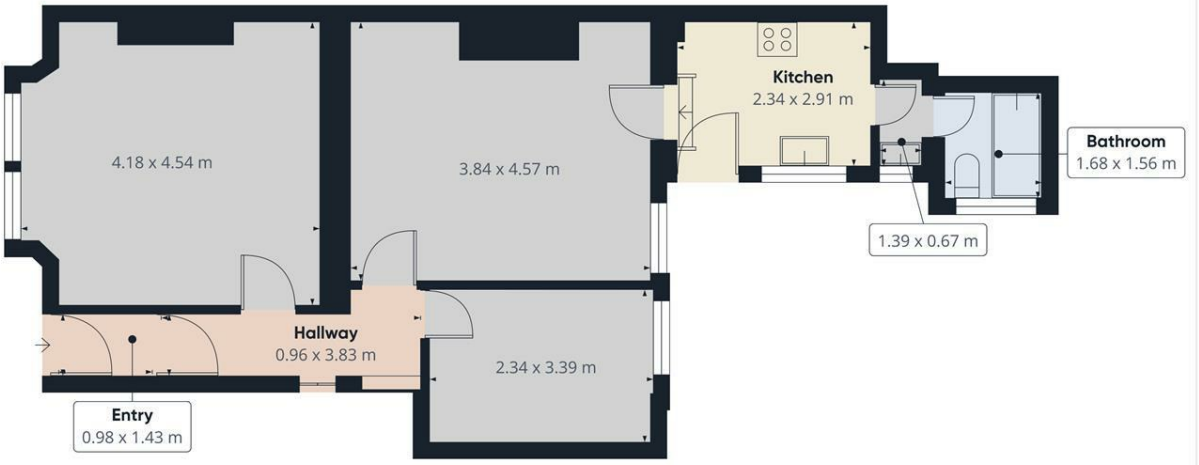


West facing private rear yard.

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan



Approximate total area(1)

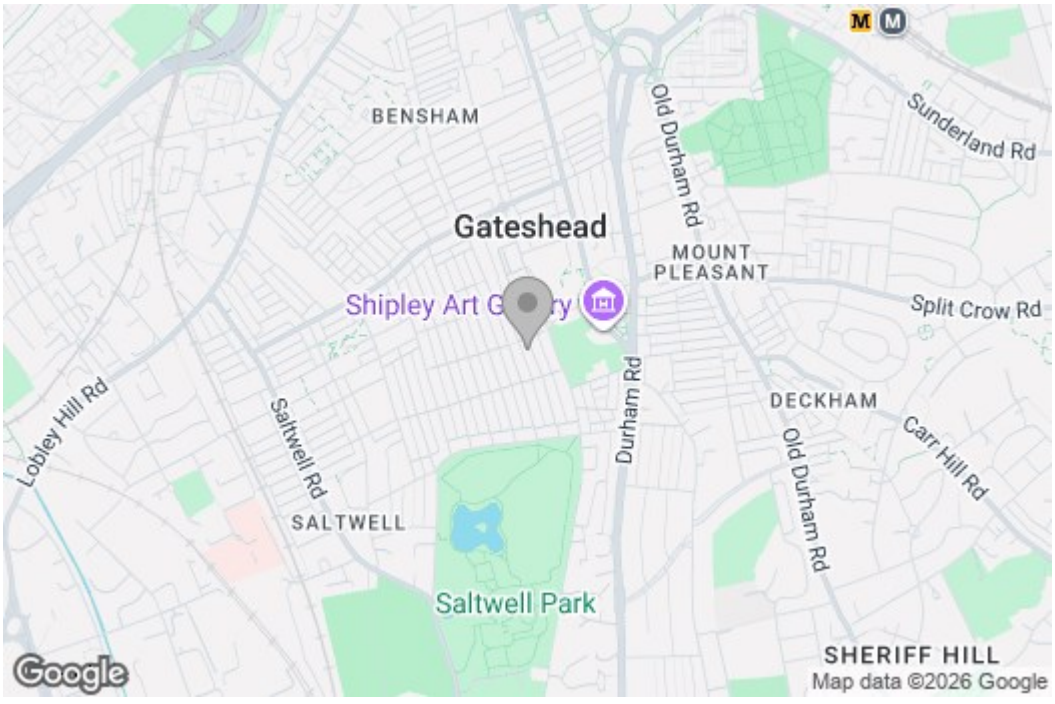
58.5 m²

(1) Excluding balconies and terraces

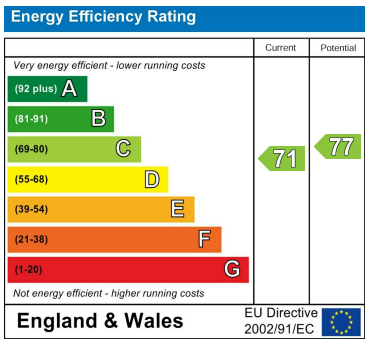
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

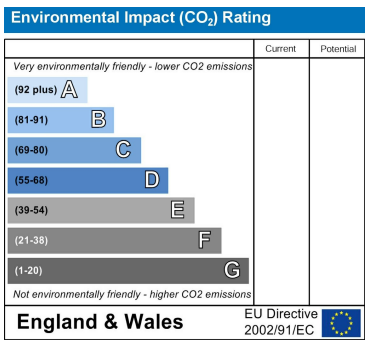
GIRAFFE360

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser 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 an representation or warranty in respect of the property.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk