



Ravensworth Road | Dunston | NE11 9AD

**OIEO £90,000**



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**STYLISH UPPER FLAT**

**ENCLOSED REAR YARD**

**LOCAL AMENITIES**

**TRANSPORT LINKS**

**VIEWING ADVISED**

**IDEAL FIRST TIME BUY**

**LEASEHOLD**

**COUNCIL TAX BAND - A**

**RMS** | Rook  
Matthews  
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THIS TWO-BEDROOM FLAT IS FOR SALE IN GATESHEAD AND OFFERS A WELL-PRESENTED UPPER-FLOOR HOME THAT WILL APPEAL TO FIRST TIME BUYERS AND INVESTORS ALIKE. THE PROPERTY IS IN GOOD CONDITION THROUGHOUT, WITH AN ENCLOSED REAR YARD AND ON-STREET PARKING.

INSIDE, THERE IS A WELCOMING RECEPTION ROOM FEATURING A FIREPLACE, PROVIDING A COMFORTABLE MAIN LIVING SPACE. THE SEPARATE KITCHEN BENEFITS FROM NATURAL LIGHT, CREATING A PLEASANT AREA FOR COOKING. THE ACCOMMODATION INCLUDES ONE DOUBLE BEDROOM AND ONE SINGLE BEDROOM, GIVING FLEXIBILITY FOR A GUEST ROOM, HOME OFFICE OR NURSERY. THE BATHROOM IS FITTED WITH A LARGE CORNER BATH.

THE FLAT IS WELL LOCATED FOR LOCAL AMENITIES, WITH SHOPS, CAFÉS AND EVERYDAY SERVICES AVAILABLE NEARBY IN THE GATESHEAD AREA AND ALONG LOCAL HIGH STREETS. THERE ARE CONVENIENT PUBLIC TRANSPORT LINKS, WITH BUS SERVICES CONNECTING INTO GATESHEAD TOWN CENTRE AND NEWCASTLE UPON TYNE FOR A WIDE RANGE OF RETAIL, LEISURE AND EMPLOYMENT OPTIONS.

FOR RAIL CONNECTIONS, NEARBY STATIONS SUCH AS METROCENTRE AND GATESHEAD PROVIDE ACCESS ACROSS TYNSIDE AND BEYOND, WITH SERVICES TOWARDS NEWCASTLE AND OTHER REGIONAL DESTINATIONS. THE AREA ALSO OFFERS ACCESSIBLE WALKING ROUTES, INCLUDING LOCAL RESIDENTIAL STREETS AND PATHS THAT LINK TO NEARBY GREEN SPACES AND RIVERSIDE WALKS ALONG THE TYNE, WHICH ARE A SHORT DRIVE AWAY.

OVERALL, THIS UPPER FLAT COMBINES PRACTICAL ACCOMMODATION WITH USEFUL OUTDOOR SPACE AND GOOD ACCESS TO LOCAL FACILITIES, MAKING IT A STRAIGHTFORWARD OPTION FOR THOSE SEEKING A HOME OR INVESTMENT IN GATESHEAD.

The accommodation:

Entrance:  
UPVC door to the front, wooden door, stairs to;

First Floor Landing:  
Storage.

Lounge: 14'3" 4.34m x 12'2" 3.71m into alcove  
UPVC window, electric fire with surround and radiator.

Kitchen: 10'0" 3.05m x 7'6" 2.29m  
UPVC window, fitted with a arrange of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, gas hob, electric oven, plumbed for washing machine, pantry and radiator.

Bedroom One: 14'5" 4.39m x 12'4" 3.76m into alcove  
UPVC window and radiator.

Bedroom Two: 9'5" 2.87m x 7'4" 2.24m  
UPVC window and radiator.

Bathroom wc:  
UPVC window, corner bath with shower, low level wc, wash hand basin, part tiled and radiator.

Externally:  
There is an enclosed yard to the rear.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE TO CABINET

Mobile Signal Coverage Blackspot: No

Parking: STREET PARKING

Agents Note:

The seller has advised us that furniture can be included.

## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 28 February 1994

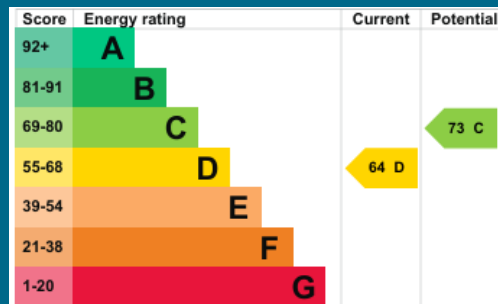
Ground Rent: n/a peppercorn lease

Service Charge: n/a peppercorn lease

COUNCIL TAX BAND: A

EPC RATING: D

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**RMS** | Rook  
Matthews  
Sayer



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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