



## 2 bed upper flat to buy in NE10

Greenfield Terrace, Pelaw, Gateshead,  
Tyne and Wear, NE10 0YH

**£90,000** Offers Over

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Upper Flat
- ✓ Two Bedrooms
- ✓ UPVC Double Glazing
- ✓ Gas Central Heating
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

A well-presented two-bedroom upper flat, ideally located for convenient access to regular bus routes, local shops and supermarkets, and just a short drive from the A19 and Tyne Tunnel — making it perfectly placed for commuters and everyday living.

The property benefits from UPVC double glazing throughout and a recently fitted Baxi boiler still under warranty, offering both comfort and peace of mind. The accommodation briefly comprises an entrance lobby with stairs to the first-floor landing, a bright and spacious lounge, fitted kitchen, separate utility room, two well-proportioned bedrooms and a modern bathroom. Externally there is a small yard area to the rear.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 980

Price: Offers Over £90,000

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## Entrance Lobby

Stairs to the first floor

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## Landing

Vertical radiator

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## Lounge

4.40m x 3.80m (14'5" x 12'5")

UPVC double glazed window, radiator

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## Kitchen

3.00m x 1.90m (9'10" x 6'2")

Fitted wall and base units with built in electric hob and oven with extractor over, stainless steel sink and drainer, UPVC double glazed window, radiator

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## Lobby

Stairs to rear yard, vertical radiator, access to the utility room

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## Utility Room

1.80m x 1.50m (5'10" x 4'11")

Matching base unit, space for an automatic washing machine, UPVC double glazed window, radiator, combi boiler



## Bathroom

2.30m x 3.10m (7'6" x 10'2")

Four piece suite comprising a double shower cubicle with mains fed shower, panelled bath, WC, wash basin, radiator, UPVC double glazed window



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## Bedroom One

4.20m x 3.90m (13'9" x 12'9")

Two UPVC double glazed windows, radiator



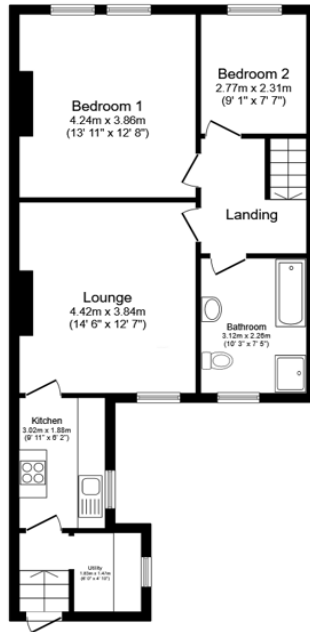
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## Bedroom Two

2.30m x 2.80m (7'6" x 9'2")

UPVC double glazed window, radiator





**Floor Plan**

Floor area 65.9 sq.m. (709 sq.ft.)

Total floor area: 65.9 sq.m. (709 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	62
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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