



## 2 bed semi-detached house to buy in NE10

Manor Gardens, Gateshead, Tyne and Wear, NE10 8TB

**£88,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being sold via Secure Sale, Terms and Conditions Apply
- ✓ Two Bedrooms
- ✓ Semi-Detached House
- ✓ Front and Rear Gardens
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

We are pleased to offer for sale this 2-bedroom semi-detached house in Gateshead.

Property comprises of living room, kitchen, 2-bedrooms, bathroom, separate toilet & rear garden, on street parking.

5-minute walk from Pelaw Metro Station for easy commuting.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £88,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         | 87  |
| (69-80) <b>C</b>                                   |         |   |
| (55-68) <b>D</b>                                   | 65      |   |
| (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  |

Manor Gardens, Gateshead, Tyne and Wear, NE10 8TB

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

