

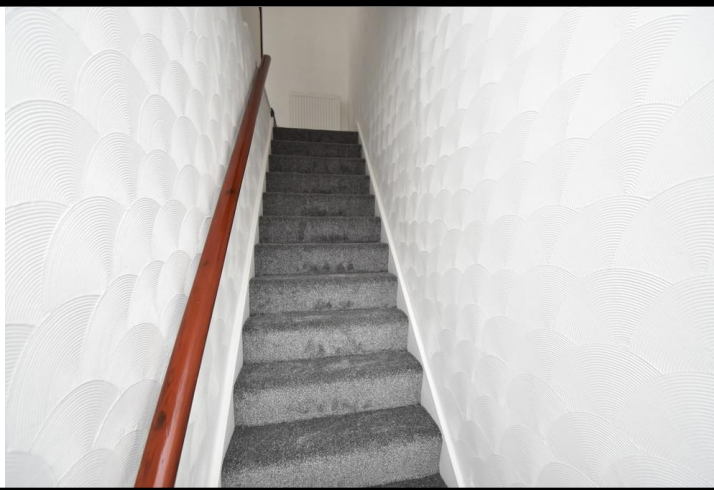


## Saltwell Place | Bensham | Gateshead | NE8 4QY

Recently refurbished and available with no upper chain. A three bedroom first floor flat. The accommodation comprises a hallway and staircase giving access to the main living area. Landing, lounge, kitchen, bathroom, three bedrooms and a self-contained rear yard. New carpets and redecorated. Partial uPVC double glazing, gas combi central heating. Leasehold tenure (99 years from 20 December 1984), Council Tax band A, EPC rating D (60). Virtual tour available.

**£79,950**

- First floor flat
- 3 bedrooms
- No upper chain
- Recently refurbished
- Self-contained yard



## Property Description

### HALLWAY & STAIRS

uPVC double glazed entrance door to private hallway, stairs lead to the main accommodation.

### LANDING

Loft access hatch, doors lead to the lounge and bedrooms.

### LOUNGE

13' 4" x 11' 5" (4.08m x 3.48m) Timber framed single glazed window, single radiator, telephone point and a door leading to the kitchen.

### KITCHEN

8' 4" x 7' 11" (maximum) (2.56m x 2.43m) Fitted with a range of white wall and base units with contrasting laminate worktops and tiled splash-backs. Slot-in gas cooker, sink with mixer tap, plumbed for a washing machine, timber framed single glazed window, door to the bathroom and a uPVC rear exit door to the yard.

### BATHROOM

7' 3" x 4' 5" (2.22m x 1.37m) A white suite featuring a panelled bath with electric shower over, curtain and rail, pedestal wash basin, WC, cupboard housing the gas combi central heating boiler, timber framed single glazed window, extractor fan, fully tiled walls and a single radiator.

### BEDROOM 1 (TO THE FRONT)

12' 5" x 10' 0" (3.80m x 3.05m) Large bay with uPVC double glazed windows, single radiator and picture rail.

### BEDROOM 2 (TO THE REAR)

9' 7" x 6' 10" (2.94m x 2.10m) Timber framed single glazed window, single radiator and picture rail.

### BEDROOM 3 (TO THE FRONT)

8' 11" x 8' 3" (2.72m x 2.53m) uPVC double glazed window, single radiator and recess with shelving.

### EXTERNAL

To the rear is a self-contained yard with brick tool shed.

### HEATING

Gas fired central heating via combination boiler and radiators.

### GLAZING

Partial uPVC double glazing.

### ENERGY EFFICIENCY

EPC rating D (60). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

### TENURE

Leasehold. 99 years from 20 December 1984 (59 years to run as of February 2023)

### COUNCIL TAX

The property is in Council Tax Band A.



### SELECTIVE LANDLORD LICENSING

Please note that this property is within a Selective Landlord Licensing zone. Any purchaser wishing to let the property must apply for a license via Gateshead Council. Please visit the council's website for further information on the process and costs.

### VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. To arrange a viewing please contact the office.

### MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent

and solicitors can be instructed.

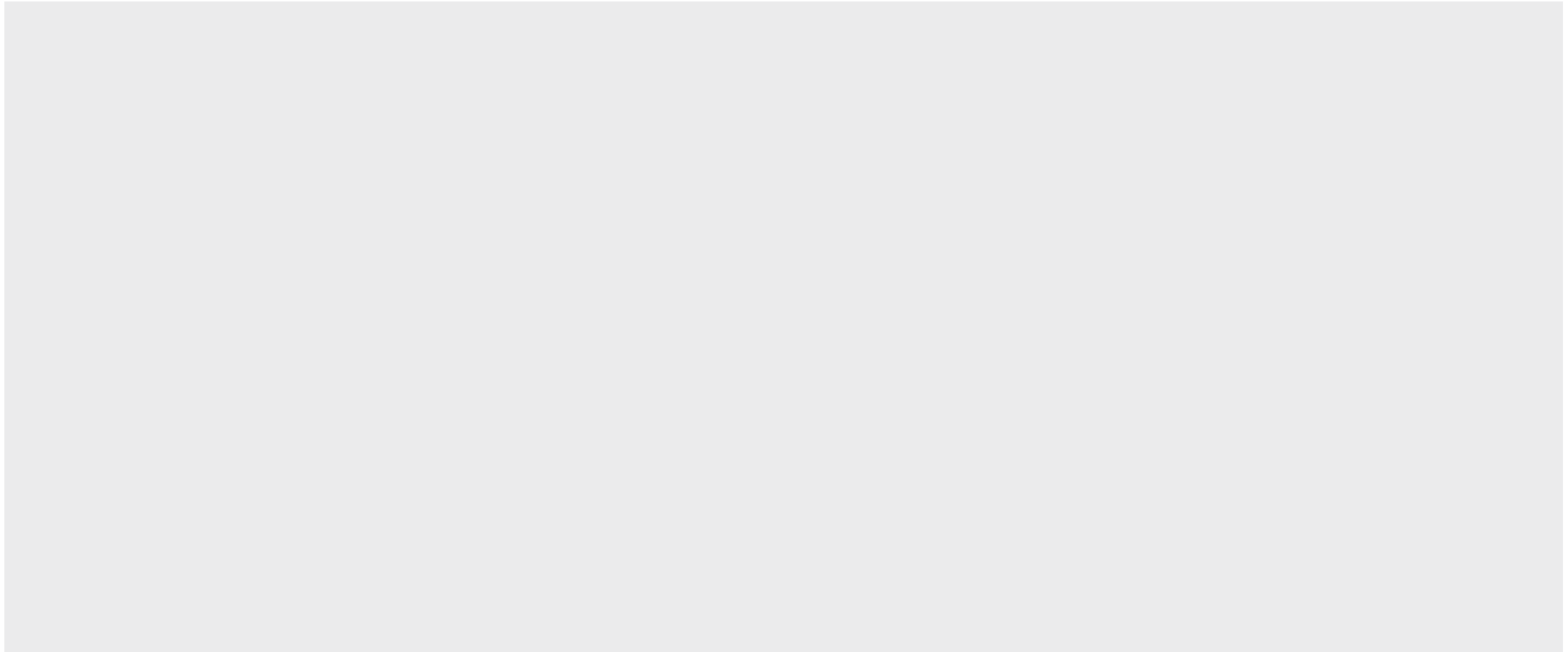
### NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

### AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.









## Tenure

Leasehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

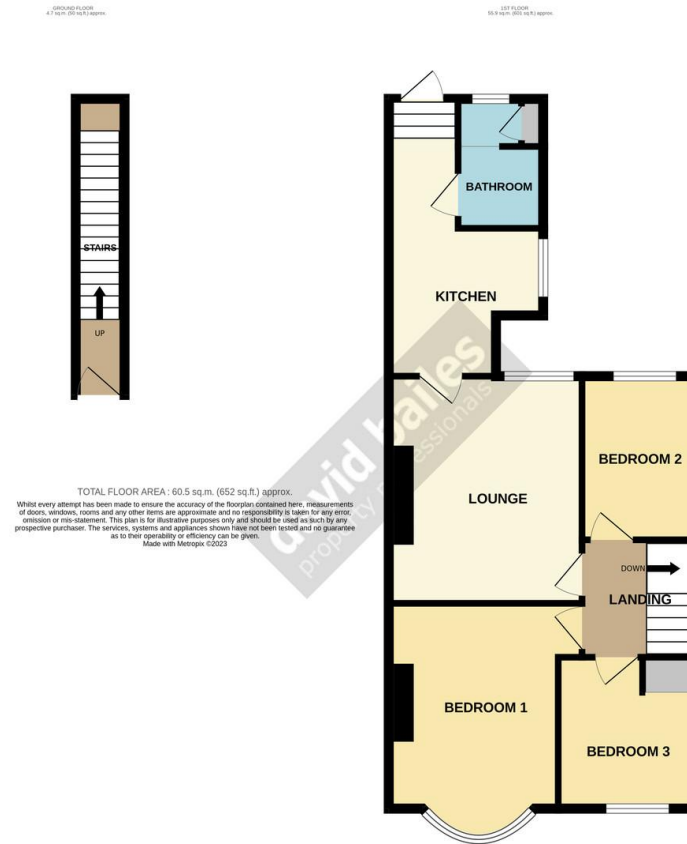
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		15
(55-68)	<b>D</b>	40	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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