



KING EDWARD STREET, FELLING, GATESHEAD NE8 3PR

OFFERS OVER £39,950

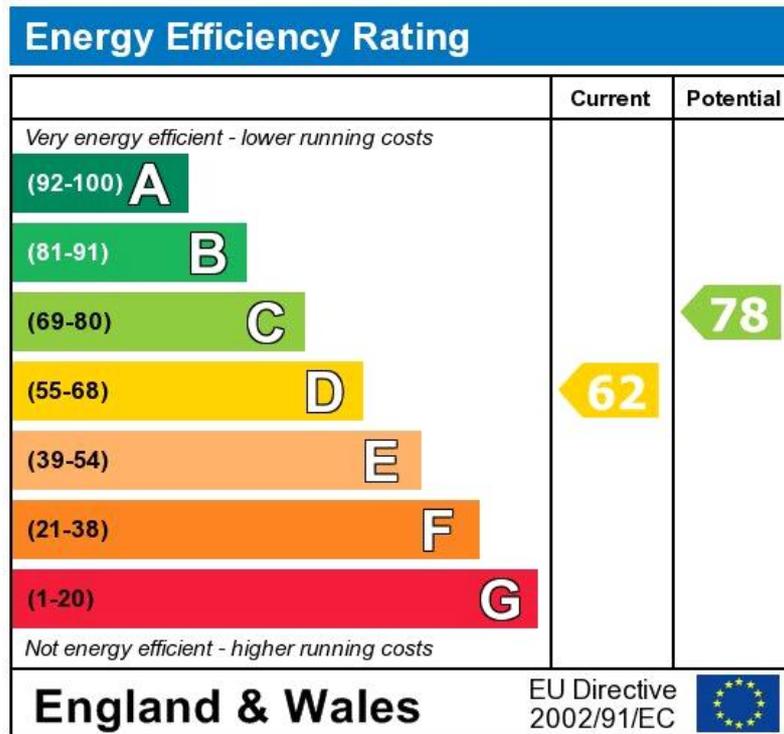


GROUND FLOOR 2 BEDROOM FLAT.

PROPERTY REFERENCE CODE: RS0189

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Wilson Defraime are delighted to bring to the market for the first time this ground floor 2 bedroom flat located in a popular are of Felling in Gateshead.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Entrance hallway - (4.40m x 0.98m)

Accessed via timber door with window fan light above, neutral decor to walls, new anthracite carpets to floors, warmed via gas central heating radiator, pendant light fitting to ceiling, internal door separating entrance lobby to remainder of entrance hallway, doors leading to lounge and all accommodation.

Lounge located to the rear of the property - (4.81m x 3.81m)

Anthracite grey carpets to floors, neutral decor to walls, large under stair storage with electric and gas meter and electricity consumer unity, feature fire surround with timber frame and marble hearth, large single panel radiator, pendant light fitting to ceiling, upvc double glazed window overlooking rear elevation, previously hard wired smoke detector, door leading to kitchen.

Kitchen - (2.81m x 2.38m)

Patterned vinyl to floor in modern 3 tone effect, range of wall and base units in a grey grain finish with white units, stainless steel single sink and drainer with chrome mixer tap, worktops to 2 areas, space for cooker, space for washing machine and space for fridge freezer, double radiator, upvc double glazed window overlooking rear yard and across to Gateshead valleys, Accessed yard via timber door, pendant light fitting, doorway leading to bathroom.

Bathroom - (2.55m x 1.49m)

Vinyl tile effect flooring, combination boiler system, concealed light fitting, mechanical ventilation, thermostatic shower, 3 piece suite, sink with pedestal with individual chrome taps, tiled to bath and shower area with half height to remaining wall, neutral decor throughout, single radiator, upvc window to rear elevation.

Master bedroom located to the front of the property - (4.19m x 3.86m)

Large double glazed window, generous room proportions, new dark anthracite carpets to floors, neutral decor to walls, original hand run cornice to ceiling, pendant light fitting to ceiling, single panel radiator.

Bedroom 2 located off lounge - (4.78m x 2.11m)

Window overlooking rear elevation, neutral decor to wall, anthracite carpets to floors, pendant light fitting to ceiling, single radiator, generous size room.

Property is a ground floor flat located in Felling Gateshead not far from the very important transport links via metro into Newcastle City Centre, access to city centre is approx 10min drive, access to A19 along felling bypass for approx 15mins, good access to both areas of the city, very popular location and very desirable for the rental market.



TENURE: We have been advised by the Vendors the property is Leasehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.