



## 2 bed ground floor flat to buy in

Hainingwood Terrace, Gateshead, Tyne and Wear, NE10 0UE

# £95,000

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

## Property features

- ✓ Ground Floor Flat
- ✓ One bedroom (can be two)
- ✓ Two reception rooms
- ✓ UPVC Double Glazing
- ✓ EPC Rating D

On Street parking

## Key Information

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

## Description

This beautifully presented ground floor flat has been thoughtfully reconfigured by its current owners to create a stylish and highly practical living space, ideal for first time buyers or those looking to downsize.

Originally designed as a two bedroom property, it has been opened up to provide an additional reception area, enhancing the sense of space and versatility. The layout can easily be reverted back to a two bedroom configuration if required.

The location is particularly convenient, offering excellent access to a range of local amenities including a Metro station, supermarkets, and independent shops. The property is also situated close to Bill Quay Community Farm, providing a pleasant nearby green space. For commuters, road links are superb, with the A19, Tyne Tunnel, and Felling Bypass all within easy reach, ensuring straightforward travel to Newcastle, Gateshead, and beyond.

Additional features include UPVC double glazing and gas central heating. As part of the redesign, a useful walk-in storage cupboard with overhead storage has been created in the main bedroom.

The accommodation briefly comprises: an entrance hall with a large storage cupboard housing the combi boiler, a spacious lounge, main bedroom, and a versatile dining room that could serve as a second bedroom. There is also a fitted kitchen leading to a rear lobby with a shower cubicle (currently used for storage), a bathroom, and a private rear yard.

This is a truly unique property, and internal viewing is highly recommended to fully appreciate the space and flexibility on offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 964

Price: £95,000

Property Type: Ground floor flat

Parking: On Street

Heating: Gas

## Entrance Hall

Radiator, built in storage cupboard, laminate flooring



## Lounge

4.10m x 4.40m (13'5" x 14'5")

Living flame gas fire set to a feature fire surround, radiator, UPVC double glazed window, laminate flooring, opening to the dining room (formerly bedroom two)



## Dining Room/Bedroom Two

2.80m x 3.10m (9'2" x 10'2")

Radiator, UPVC double glazed window, laminate flooring, bedroom two can be reinstated



## Kitchen

2.70m x 2.40m (8'10" x 7'10")

Fitted wall and base units with colour coordinated one and a half bowl sink and drainer, space for an electric cooker, space for automatic washing machine, UPVC double glazed window and door, radiator



## Mid Lobby

Built in shower cubicle with electric shower currently used as storage leading to the bathroom

## Bedroom 1

3.40m x 4.30m (11'1" x 14'1")

UPVC double glazed window, radiator, laminate flooring opening to the walk in wardrobe



## Walk in Wardrobe

1.20m x 4.30m (3'11" x 14'1")

With lighting, fitted storage and hanging for clothes plus handy additional storage overhead



## Wardrobe



## Bathroom

1.60m x 2.20m (5'2" x 7'2")

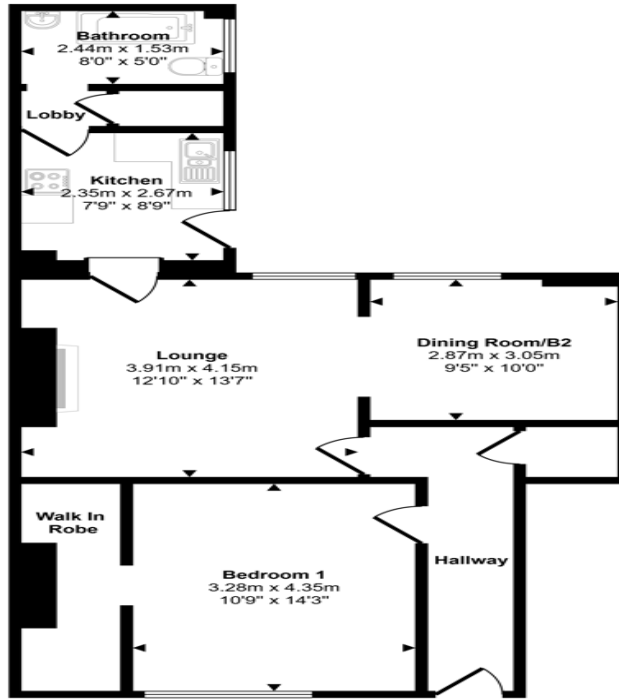
Panelled bath with mains fed shower, WC, wash basin, tiled walls, UPVC double glazed window, radiator, extractor fan



## External

Yard to the rear

Approx Gross Internal Area  
70 sq m / 749 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>		76
(55-68) <b>D</b>	67	
(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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