



117 Redgrave Close, Gateshead NE8 3JT

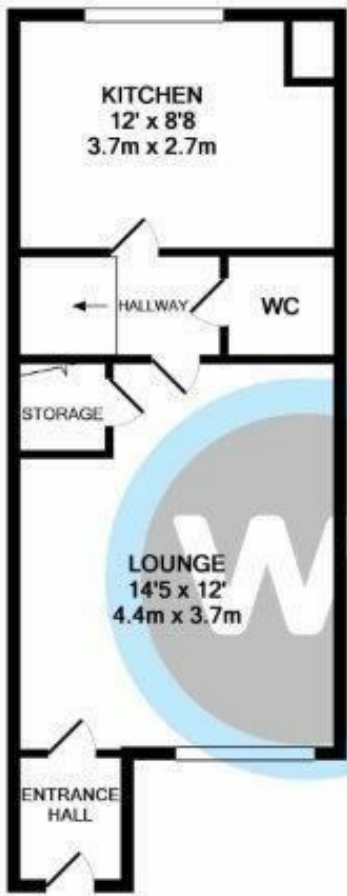
Positioned in a quiet cul-de-sac this well presented TOWN HOUSE briefly comprises of DOUBLE bedrooms, lounge, kitchen/diner, family bathroom, guest WC, private garden and DETACHED GARAGE.

Set over THREE FLOORS the property is accessed via a private front entrance door leading to an entrance hallway which in turn leads to the accommodation on the first floor. The lounge is of generous proportions and overlooks the front elevation. Decorated in a tasteful colour scheme with carpet floor and useful under stair storage this room is perfect for relaxing. Alongside the lounge is the useful GUEST WC with wash hand basin and WC. To the rear is the kitchen / diner benefiting from a range of units to the wall and base, integrated gas hob, electric oven and extractor hood and is finished with laminate flooring. Stairs from the middle of the ground floor lead to the first floor which comprises of two bedrooms and the family bathroom. Both bedrooms are doubles with built in wardrobe space. The MODERN family bathroom features a bath with mains operated shower over, wash hand basin and WC with partly tiled walls and floor. The third large, double bedroom is located on the attic floor. Benefits include gas central heating, a recently installed boiler and uPVC double glazing. Externally there is a private rear garden which is accessed via the kitchen, and lawned area to the front. In addition to a detached garage and DRIVEWAY PARKING for one car.

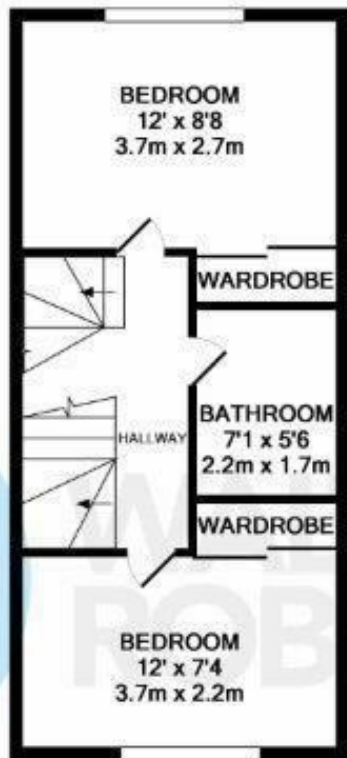
- Investors or Home Buyers
- Tenanted until July 2019*
- £10,788pa Annual Income
- 7.7% Gross Yield
- Townhouse
- Three Bedrooms
- Separate WC
- Private Garden
- Detached Garage
- EPC Rating C

Price £139,950 Freehold

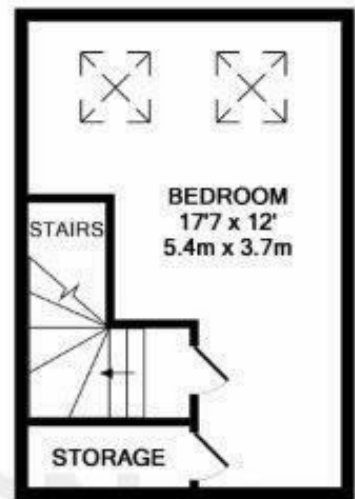
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GROUND FLOOR
APPROX. FLOOR
AREA 344 SQ.FT.
(32.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 324 SQ.FT.
(30.1 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 210 SQ.FT.
(19.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 879 SQ.FT. (81.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	74

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	69	73