



# FOR SALE

45 Park View Avenue, Gateshead, Tyne and Wear, NE9 5EN

Offers Over £170,000



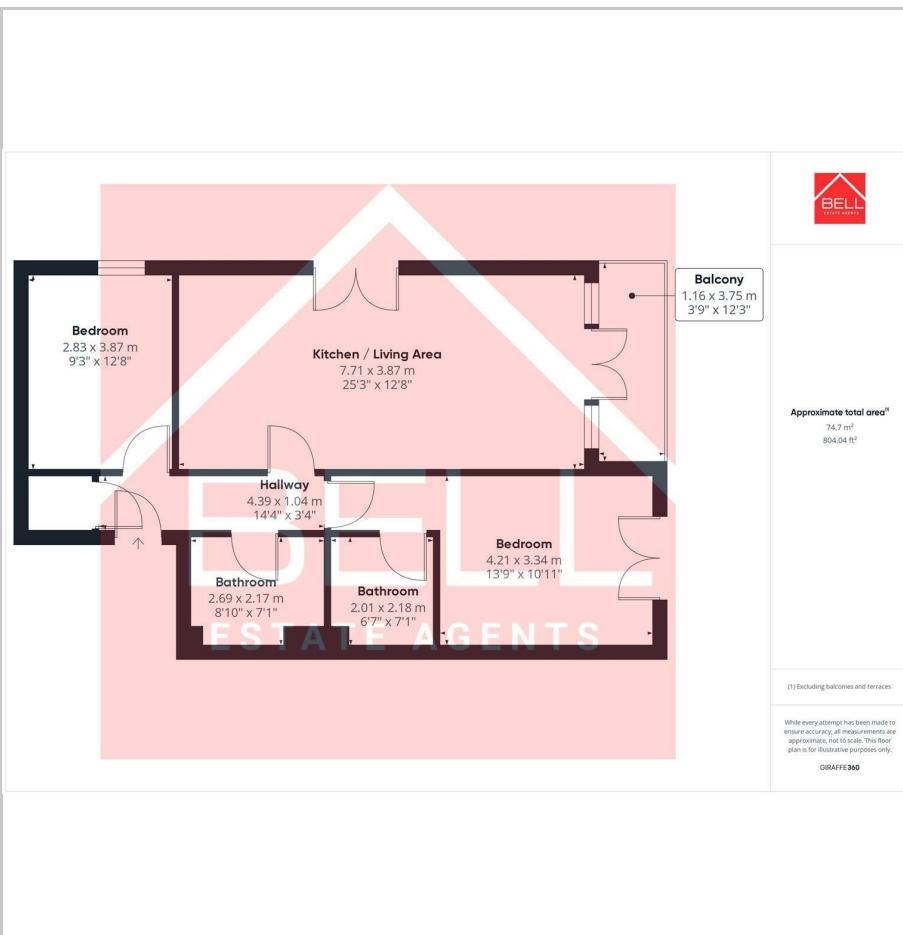
- Modern Ground Floor Apartment
- Dual Aspect Open Plan Living Space
- Balcony Overlooking Saltwell Park
- Secure Communal Entrance
- EPC Rating - B
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Space
- Kitchen With Integrated Appliances
- Viewings Highly Recommended

## THE PROPERTY

A modern ground floor apartment with two double bedrooms and a balcony situated overlooking Saltwell Park off East Park Road...

Bell Estate Agents welcome to the market this well presented ground floor apartment situated on Park View Avenue. This popular modern development is set overlooking the award winning Saltwell Park. The property is warmed via gas central heating and has the benefit of double glazing and a secure communal entrance. The accommodation comprises; entrance hallway, lounge with dual aspect french doors and balcony area, open plan kitchen with an integrated appliances and a master bedroom with en-suite shower room and a Juliet balcony. One further double bedroom and a contemporary modern white family bathroom, completes the layout. There are communal gardens and a parking bay set to one side of the property. Viewings are highly recommended to appreciate the internal accommodation and position of the property.

Originating in the 16th century Low Fell has quickly developed into one of the more popular of the two dozen or so villages which now comprise the Metropolitan Borough of Gateshead. The Durham Road area has now become a vibrant commercial hub with thriving shops, bars and restaurants as well as some banks and small offices. Whilst also offering its own running, cricket and rugby clubs. There are also a range of highly regarded local schools, demand for properties increases to grow as more buyers look to move into the area. The area also offers excellent links to the A1, Metrocentre and Team Valley for commuters.



### 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	

