



14 George Street, Pelaw, Gateshead, NE10 0XT

Offers Over £89,950



## Key features

- UPPER FLAT
- THREE BEDROOMS
- FITTED KITCHEN
- MODERN SHOWER ROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SHARED YARD
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- VIEWING ADVISED



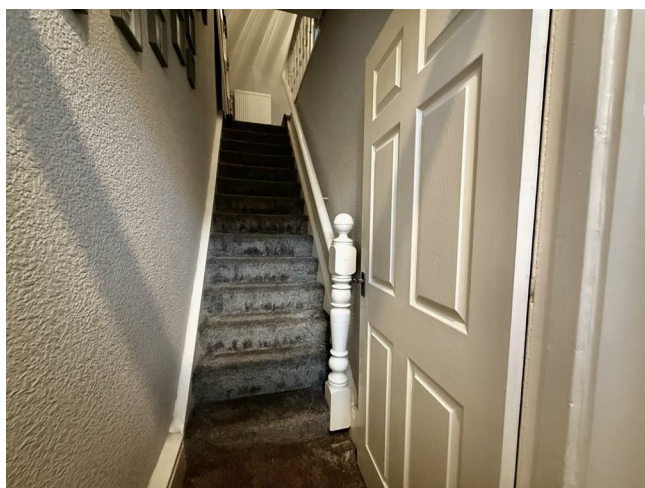
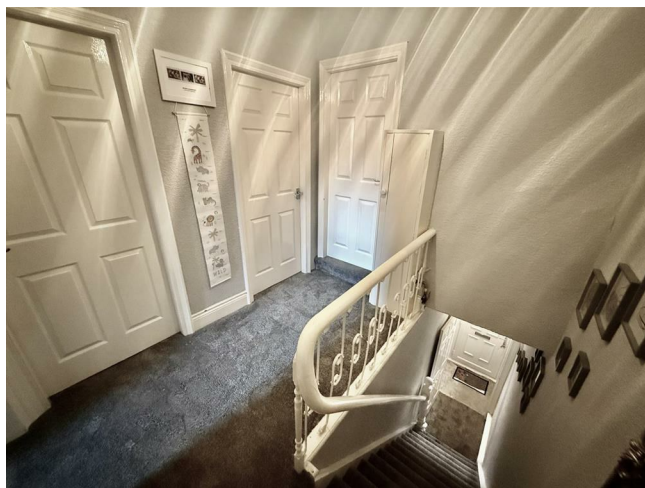
## Description

We welcome to the sales market this well presented upper flat located on George Street, Pelaw. This delightful upper flat presents an excellent opportunity for first time buyers or investors alike. The property boasts three well-proportioned bedrooms, a modern kitchen and bathroom and is finished to a high standard throughout.

Upon entering, you are welcomed into the hallway which has neutral modern decor, with stairs leading up to the living room. The living room is spacious and well presented with a modern fitted kitchen providing ample storage and workspace. The shower room is well presented and finished to a high standard whilst the bedrooms are spacious with neutral decor.

The property is situated in a convenient location within walking distance of Pelaw Metro Station and close to the Felling Bypass for easy commuting to links to Newcastle and Gateshead. The property is based in desirable location and is one of its great highlights.

Whether you are a first-time buyer, a growing family, or an investor, this property is sure to meet your needs. Do not miss the chance to make this lovely flat your new home.



ENTRANCE HALLWAY

STAIRWAY/LANDING

LOUNGE

15 x 13'3

KITCHEN

10'2 x 7'4

BEDROOM ONE

14'3 x 13'1

BEDROOM TWO

11'4 x 7'11

BEDROOM THREE

9'3 x 7'10

SHOWER ROOM

9'5 x 5'5







## EXTERNAL

### DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Total Area: 74.9 m<sup>2</sup> ... 807 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

#### Energy Efficiency Rating

|                                                    | Current                                                                                                     | Potential |
|----------------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                                                                                                             |           |
| (92 plus) <b>A</b>                                 |                                                                                                             |           |
| (81-91) <b>B</b>                                   |                                                                                                             |           |
| (69-80) <b>C</b>                                   |                                                                                                             |           |
| (55-68) <b>D</b>                                   |                                                                                                             |           |
| (39-54) <b>E</b>                                   |                                                                                                             |           |
| (21-38) <b>F</b>                                   |                                                                                                             |           |
| (1-20) <b>G</b>                                    |                                                                                                             |           |
| <i>Not energy efficient - higher running costs</i> |                                                                                                             |           |
|                                                    | 68                                                                                                          | 77        |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

#### Environmental Impact (CO<sub>2</sub>) Rating

|                                                            | Current                                                                                                       | Potential |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                                                                                                               |           |
| (92 plus) <b>A</b>                                         |                                                                                                               |           |
| (81-91) <b>B</b>                                           |                                                                                                               |           |
| (69-80) <b>C</b>                                           |                                                                                                               |           |
| (55-68) <b>D</b>                                           |                                                                                                               |           |
| (39-54) <b>E</b>                                           |                                                                                                               |           |
| (21-38) <b>F</b>                                           |                                                                                                               |           |
| (1-20) <b>G</b>                                            |                                                                                                               |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                                                                                                               |           |
|                                                            |                                                                                                               |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC  |           |

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