



## 2 bed duplex to buy in NE10

The Willows, Leam Lane Estate,  
Gateshead, Tyne and Wear, NE10 8BW

**£160,000** Offers Over

🛏 x 2 🚿 x 2 🚻 x 1

Tenure

Size

**Leasehold**

**1302 sq ft / 121 sq m**

Allocated parking

## Property features

- ✓ TWO BEDROOM DUPLEX
- ✓ GAS CENTRAL HEATING AND DOUBLE GLAZED
- ✓ ACCOMODATION OVER TWO
- ✓ GREAT LOCATION AND AMENITIES

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

| TWO BEDROOM DUPLEX APARTMENT | ACCOMODATION OVER TWO FLOORS | LARGE KICTHEN/DINER | GREAT OPEN PLAN LIVING |

We are delighted to offer to the market this beautifully presented tow bedroom duplex apartment on this popular development. The Willows is well placed for much of Tyne and Wear with great road and transport links as well as good amenities close by.

Will accommodation over two floors the apartment is beautifully proportioned and would compare favourably with many houses in the same price bracket.

Comprising briefly :- Secure door to the communal hallway with stairs to all floors. Door to the apartment leading to the large kitchen/diner, bedroom one with en-suite, bedroom two and family bathroom. Stairs leading to the top floor lounge and dining area with views over to Penshaw to the front and over the Tanfield bridle path to the rear.

A shared mountain bike store provided additional storage to the front as well as an allocated parking bay.

Internal inspection is essential to fully appreciate the property on offer..

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 103

Shared Ownership Percentage: 100

Price: Offers Over £160,000

Property Type: Duplex

Plot Size: 121 sq m

Build Size: 121 sq m

Parking: Allocated

Year built: 2006

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Entrance

Secure door to the communal hallway with stairs to all floors. Door to the apartment leading to the open plan kitchen/diner, bedroom one, with en-suite, bedroom two and bathroom. Stairs to the top floor.



## Kitchen/diner

Fitted with a range of wall and base units with roll top work surfaces, sink unit with mixer tap and splash back. Electric oven and ceramic hob with extractor hood, built in fridge and freezer, Plumbed for automatic washing machine. Double glazed French doors to the front leading to a Juliet balcony.



## Bedroom One.

Double glazed window to the rear and central heating radiator. Built in storage cupboard and door to the en-suite.



## En-suite

Comprising walk in shower cubicle, wash basin and low level w.c.

## Bedroom Two

Double glazed window to the rear and central heating radiator.



## Bathroom

Comprising low level w.c. wash basin and panelled bath.



## Lounge/ Dining room

Double glazed window to the front and central heating radiator.



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## Dining

Double glazed window to the rear and additional storage.



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## External

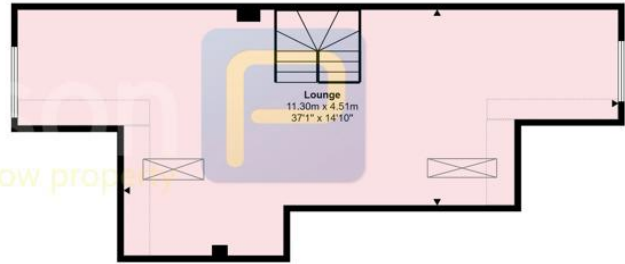
Allocated parking lies to the front as well as access to a shared bike store.

Approx Gross Internal Area  
121 sq m / 1303 sq ft



Ground Floor  
Approx 64 sq m / 689 sq ft

Denotes head height below 1.5m



First Floor  
Approx 57 sq m / 613 sq ft

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.

## The Willows, Leam Lane Estate, Gateshead, Tyne and Wear, NE10 8BW

Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

**<https://www.alignsurveyors.co.uk/>**

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