

Gainsborough Grove, Arthurs Hill, Newcastle upon Tyne NE4 5PH

Asking Price: £110,000

Available for sale with no chain is ground floor flat located in Arthurs Hill. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. Externally, there is a rear yard.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A EPC Rating: C





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Ground Floor Flat Two Bedrooms

No Chain Rear Yard

For any more information regarding the property please contact us today

Hallway

Storage cupboard. Radiator.

Lounge 13' 9" x 12' 8" max (4.19m x 3.86m)

Double glazed window to the rear. Radiator.

Kitchen 11' 2" x 7' 5" (3.40m x 2.26m)

Double glazed window to the rear. Sink/drainer. Extractor hood. Gas hob. Electric oven. Extractor hood. Radiator. Door to the rear.

Bedroom One 14' 10" max x 9' 0" (4.52m x 2.74m)

Double glazed window to the front. Spotlights. Radiator.

Bedroom Two 9' 10" x 9' 5" (2.99m x 2.87m)

Double glazed window to the rear. Spotlights. Radiator.

Bathroom

Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Heated towel rail.

External

Rear yard.

















PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

The property benefits from double glazing throughout.

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No Restrictions on property? No Easements, servitudes or wayleaves? No Public rights of way through the property? No RISKS

Flooding in last 5 years: No Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend

Length of Lease: 994 years remaining as at August 2025

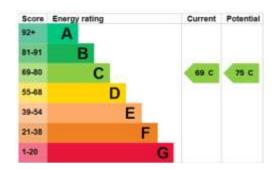
No ground rent or service charge.

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