



Carouse
EstateAgents 

BADEN POWELL STREET, GATESHEAD
£80,000





DESCRIPTION

A great investment or first time buy we offer for sale this two bedroom ground floor Tyneside Flat. The property comes with no onward chain and has the benefit of gas central heating and UPVC double glazing. The entrance hall leads through to the rear facing lounge, fitted kitchen and a bathroom with shower. The property has two double bedrooms, town garden to the front and private rear yard.

ENTRANCE

14' 02" x 3' 2" (4.32m x 0.97m) Hard wood flooring, central heating radiator and wooden door.



LOUNGE

13' 04" x 12' 05" (4.06m x 3.78m) Central heating radiator, UPVC window, Adams style fireplace with electric fire, storage internal door leading to bedroom two, cupboard, hard wood flooring, UPVC window, dado rail, ceiling coving and ceiling rose.

KITCHEN

10' 05" x 7' 11" (3.18m x 2.41m) White wall and floor units with contrasting work surfaces, stand alone gas cooker, fridge freezer, washing machine, part tiled, under floor heating, wall mounted central heating boiler, UPVC window, UPVC rear exit door and laminate flooring.



BEDROOM ONE

16' 01" x 13' 04" (4.9m x 4.06m) Two central heating radiator, UPVC bay window, beige carpet and ceiling rose.

BEDROOM TWO

13' 06" x 7' 09" (4.11m x 2.36m) Located to the rear of the property and having a central heating radiator, UPVC window and ceiling rose.



BATHROOM

7' 06" x 6' (2.29m x 1.83m) Low level w.c, vanity sink unit, panelled bath with shower mixer tap, electric shower, tiling to the walls and floor, two UPVC windows and heated towel rail.

EXTERNAL

There is a small town garden to the front and a yard to the rear.



DISCLAIMER

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

