



**Carouse**  
EstateAgents 

COTFIELD WALK, BENSHAM

£75,000







## DESCRIPTION

A great starter home located in a block conveniently located in Bensham Gateshead. The property is offered with no onward chain comes with the benefit of gas central heating. A great location for access to the A1M and road links to Gateshead and Newcastle and local bus routes. The communal entrance leads to the first floor and the property comprises of entrance hall, rear facing open plan lounge/kitchen, two bedrooms and bathroom with shower. The property has a communal garden to the rear and car parking.

## COMMUNAL ENTRANCE

Turning staircase leading to the first floor landing

## ENTRANCE

Laminate flooring and built in double storage cupboard

## LOUNGE

12' 10" x 12' (3.91m x 3.66m) Having laminate flooring, central heating radiator and UPVC window to the rear elevation.

## KITCHEN

11' 5" x 10' 7" (3.48m x 3.23m) Range of cream wall and floor units, integral stainless steel sink unit with mixer tap, integral fridge and freezer, plumbing for automatic washing machine, integral gas hob and electric oven, partial tiling, wall mounted central heating boiler, tiling to the floor and breakfast bar.

## BATHROOM

Panelled bath with over head shower, shower screen, w.c, tiling to the walls and floor, extractor fan towel radiator

## BEDROOM ONE

12' x 11' (3.66m x 3.35m) Having elevated views, laminate flooring, central heating radiator, fitted wardrobes to one wall and UPVC window.

## BEDROOM TWO

12' 7" x 7' 7" (3.84m x 2.31m) Laminate flooring, central heating radiator and UPVC window.

## EXTERNAL

There are maintained gardens surrounding the property and car parking to the rear. Located in a quiet residential area.

## 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





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Total Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	79   c
55-68	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 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

