



**Carouse**  
EstateAgents 

FARADAY GROVE, BENSHAM  
£79,950





## DESCRIPTION

Offered with no onward chain we offer for sale this two bedroom ground floor flat. The property has been recently painted and fitted with new carpets and comes with the benefit of UPVC double glazing and gas central heating. The entrance hall leads to the rear facing lounge, fitted kitchen with cooking appliances, bathroom with white suite and having a shower over. There are two double bedrooms and the property has a town garden located to the front and a private yard located to the rear. A great location close to Saltwell Park and local High Street which has bus links to Gateshead and Newcastle.



## HALLWAY

Entrance lobby leading into hall, central heating radiator access door to bedroom one.

## LOUNGE

14' 11" x 12' 8" (4.55m x 3.86m) Located to the rear of the property and having a UPVC double glazed window, storage cupboard, central heating radiator, internal door leading to the second bedroom,



## KITCHEN

11' 7" x 7' 9" (3.53m x 2.36m) Beech coloured wall and base units with integral stainless steel sink unit with mixer tap, wall mounted central heating boiler, UPVC window, plumbing for automatic washing machine, electric oven and gas hob with cooker hood above, part tiled and door leading out to the rear and laminate flooring.

## BATHROOM

8' 0" x 5' 10" (2.44m x 1.78m) White suite comprising of a enamel panelled bath with shower over, pedestal wash basin, low level w.c, central heating radiator, UPVC window partial tiling



## BEDROOM ONE

13' 10" x 13' 4" (4.22m x 4.06m) Located at the front of the property and having a double UPVC window, central heating radiator

## BEDROOM TWO

14' 11" x 7' 5" (4.55m x 2.26m) Accessed from the second bedroom and having a UPVC



window and central heating radiator

#### EXTERNAL

There is a town garden located to the front of the property and a private yard located to the rear.

#### DISCLAIMER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	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 and 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

