



Carouse
EstateAgents 

DAVISON COURTYARD , WINTERS PASS
£134,950





DESCRIPTION

Located on the very sought after Staiths Estate we offer for sale this ground floor apartment. Benefiting from double glazing, gas central heating and briefly comprises of; communal entrance, apartment entrance hallway, lounge, fitted kitchen, two bedrooms and bathroom/WC. Externally, there is an allocated parking bay and communal gardens. The property has great access to road links including the A1M, Metro-centre, Gateshead and Newcastle Town Centre. No onward chain.



ENTRANCE HALL

Entrance door, central heating radiator and security entry phone.

LOUNGE

11' 4" x 12' 5" (3.45m x 3.78m) UPVC window over looking the front elevation, central heating radiator and opening to the kitchen/dining area.

KITCHEN/DINER

11' 2" x 8' 10" (3.4m x 2.69m) Well presented fitted with a range of white wall and floor units with integrated stainless steel sink unit and mixer tap, integral stainless steel gas hob and electric oven with cooker hood above, integral washer/dryer, UPVC double glazed window and wall mounted central heating boiler.



BATHROOM

6' 10" x 5' 3" (2.08m x 1.6m) Comprising of panelled bath with overhead shower, pedestal hand wash basin, low level wc, central heating radiator, UPVC window, extractor fan and part tiled walls.

BEDROOM ONE

11' 4" x 8' 10" (3.48m x 2.69m) Central heating radiator, UPVC double glazed window.

BEDROOM TWO

9' 8" x 7' 8" (2.95m x 2.34m) Central heating radiator, UPVC double glazed window.



EXTERNAL

Externally there is allocated parking and communal gardens

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	81 B	81 B
69-80	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 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

