



Carouse
Estate Agents 

THE WILLOWS , WARDLEY
ASKING PRICE OF £108,000





DESCRIPTION

A very popular private residential estate located in the Wardley Area of Gateshead. Ideal for those looking to commute as located close to access road links. The apartment is located on the ground floor and is being offered for sale with no onward chain. The property is accessed via a communal entrance and comprising of front facing lounge with French Doors, fitted kitchen with appliances, bathroom with shower, two bedrooms and master having a en suite shower room. With the benefit of newly laid grey carpets, decorated, and replacement combi boiler. There are communal gardens and a allocated car parking space. Viewing comes highly recommended.

ENTRANCE HALL

Secure entry system leading to communal hall.



Apartment hall having a storage cupboard, central heating radiator and wall mounted entry telephone.

LOUNGE

19' 3" x 15' 3" (5.87m x 4.65m) French doors looking out to the front elevation, UPVC window, two central heating radiators and opening to the kitchen area.

KITCHEN

7' 4" x 6' 11" (2.24m x 2.11m) Oak veneer effect wall and base units with contrasting work surfaces, ceramic electric hob with cooker hood above, integral stainless steel 1 1/2 bowl sink unit with mixer tap and plumbing for automatic washing machine.



BATHROOM

5' 6" x 5' 6" (1.68m x 1.68m) Having a white modern suite which comprises of a low level w.c, pedestal wash basin with mixer tap, panelled bath with hand held shower, part tiled walls, central heating radiator and spot light.

BEDROOM ONE

15' 3" x 9' 6" (4.65m x 2.9m) Located to the rear of the property and having a UPVC window, central heating radiator, double storage cupboard housing with recently fitted combi central heating boiler.

EN SUITE

7' 5" x 3' 11" (2.26m x 1.19m) Step in shower enclosure, low level w.c, pedestal wash basin with mixer tap, part tiled walls, spot light, extractor fan and central heating radiator.



BEDROOM TWO

12' 3" x 9' 5" (3.73m x 2.87m) UPVC window and central heating radiator.

EXTERNAL

There are communal maintained gardens and a allocated car parking space.

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	80 c	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 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

