



Carouse
Estate Agents 

MONTROSE CRESCENT, CARR HILL

£95,000





DESCRIPTION

Located in the Carr Hill area of Gateshead we offer to the market this Mid Terraced House. The property offers off street parking to the front and comprises of lounge, fitted kitchen, dining room, bathroom with corner suite. To the first floor there are two bedrooms and a W.C. There is a enclosed garden to the rear which has a decking patio. A great location for bus and transport links.

ENTRANCE

Stairs leading to the first floor, central heating radiator and door leading into the lounge.



LOUNGE

12' 9" x 11' 7" (3.89m x 3.53m) Having laminate flooring, UPVC window, storage cupboards to alcoves and central heating radiator.

KITCHEN

9' 5" x 8' 8" (2.87m x 2.64m) Grey coloured wall and floor units with contrasting charcoal coloured bench tops, integral stainless steel electric fan assisted oven, stainless steel gas hob with cooker hood above, integral dish washer, stainless steel sink unit with mixer tap, partial tiling, laminate effect tiled floor, UPVC window and UPVC exit door leading to the rear garden.



BATHROOM

7' 10" x 4' 3" (2.39m x 1.3m) Corner jacuzzi bath with electric shower over, pedestal wash basin with vanity unit below, cladding to the ceiling and walls, central heating towel radiator and UPVC window.

DINING AREA

8' 0" x 7' 9" (2.44m x 2.36m) Versatile room currently used as a gym



FIRST FLOOR

Having loft access

BEDROOM ONE

13' 10" x 12' 5" (4.22m x 3.78m) UPVC window to the front elevation, central heating radiator, storage cupboard housing boiler and ceiling coving.

BEDROOM TWO



13' 5" x 9' 8" (4.09m x 2.95m) Located to the rear of the property and having a UPVC window, ceiling coving and central heating radiator.

TOILET

4' 5" x 2' 11" (1.35m x 0.89m) Low level w.c, UPVC window and tiling to the floor.

EXTERNAL

Gated access to the front leads to a block paved drive to accommodate off street parking. There is a enclosed garden to the rear which has a raised decking area, block paving, bar and storage shed.

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		87 B
69-80	C		
55-68	D	65 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

