



Carouse
Estate Agents 

SANDERSON VILLAS, GATESHEAD

£104,950





DESCRIPTION

Located on the popular development of St James Village we offer for sale this well presented two bedroom apartment. A great location close to Gateshead Stadium Metro Station and road links to Gateshead, Newcastle and Sunderland. The property comes with a secure entry phone system and stairs leading to the first floor. Warmed via gas central heating and having UPVC double glazing the property comprises of lounge/diner, fitted kitchen with appliances, two bedrooms and a bathroom with shower. Externally there is an allocated car parking space and maintained communal gardens. Viewing comes highly recommended.

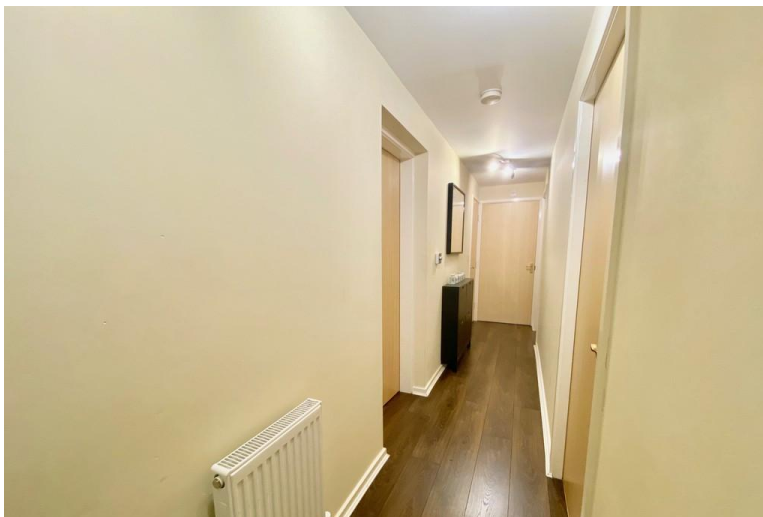


HALLWAY

19' 6" x 3' 1" (5.94m x 0.94m) Secure entry phone, central heating radiator and built in storage cupboard

LOUNGE/DINER

14' 3" x 10' 10" (4.34m x 3.3m) Open plan lounge leading to the kitchen area, UPVC window and French doors leading to a Juliette balcony allowing plenty of natural light flow and central heating radiator.



KITCHEN

11' 2" x 8' 3" (3.4m x 2.51m) Range of Cream High Gloss coloured wall and floor units. Integrated gas hob and electrical oven with cooker hood above, part tiled, central heating radiator and UPVC window. Plumbing for automatic washing machine and dishwasher, wall mounted central heating boiler and down lighting.

BEDROOM ONE

12' 3" x 8' 8" (3.73m x 2.64m) Located to the rear of the property having a central heating radiator and UPVC window.



STORAGE

7' 4" x 4' 10" (2.24m x 1.47m) Built in wardrobe's, UPVC Window and central heating radiator

BEDROOM TWO

8' 8" x 7' 8" (2.64m x 2.34m) Having a central heating radiator and UPVC window



BATHROOM

6' 10" x 5' 6" (2.08m x 1.68m) Modern white suite comprising of a panelled bath with stainless steel thermostatic shower over, pedestal wash basin, low level w.c, part tiled, central heating towel radiator and UPVC window.

EXTERNAL

There is a allocated car parking space to the front of the property and an enclosed communal rear garden lies to the rear.



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 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

