



35 Sanderson Villas, Gateshead, NE8 3BU

Offers Over £89,950

Spacious third floor apartment situated on Sanderson Villas within the popular St. James' Village. The property is warmed via gas central heating and has the benefit of uPVC double glazing and an intercom entry system. Extras are negotiable and the accommodation comprises; entrance hallway, open plan living room/ dining kitchen with an integrated oven, a fridge freezer and a washer drier. The master bedroom with fitted wardrobes and there is 1 further bedroom and a bathroom. There are communal gardens and allocated parking and viewings are recommended. No Chain is involved.

Communal Entrance

A secure communal entrance provides access into the building with a staircase leading to the third floor apartment.

Apartment Hallway

With a built in cupboard and a radiator.

Living Room/ Dining Kitchen

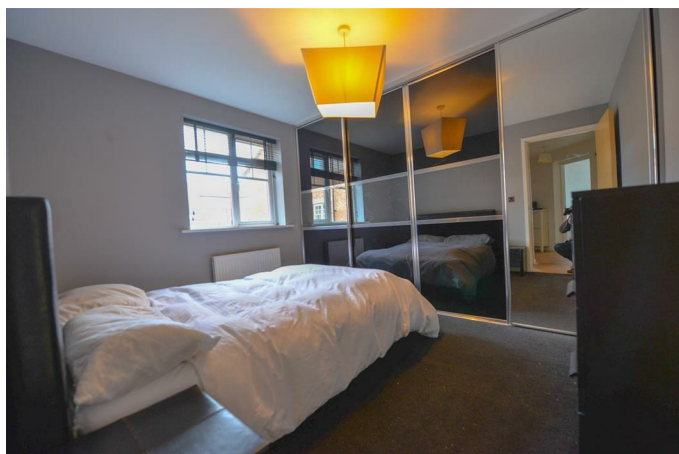
25'8" x 11'5" (7.84 x 3.50)



An open plan room with laminate flooring to the living area, a radiator, windows and French doors to the Juliet balcony, breakfast bench, base and eye level units with contrasting work surfaces, integrated oven, gas hob and concealed cooker hood, built in fridge freezer, single sink, built in washer dryer, partial tiling to the walls, wall mounted glow-worm boiler and lino on the kitchen floor.

Master Bedroom

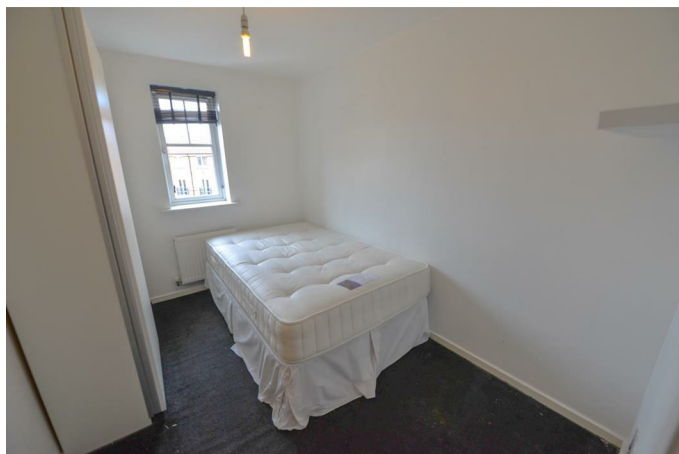
10'9" x 8'5" (3.29 x 2.58)



Fitted wardrobes to 1 wall, radiator and a window to the front.

Bedroom Two

10'5" x 7'4" (3.18 x 2.24)



Radiator and a window to the rear.

Bathroom

7'6" x 7'10" (2.34 x 2.39)



Paneled bath with a shower over, low level WC, pedestal wash basin, partial tiling to the walls, tiled floor, towel warmer and a window to the rear.

External



There are some communal gardens and allocated parking.

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

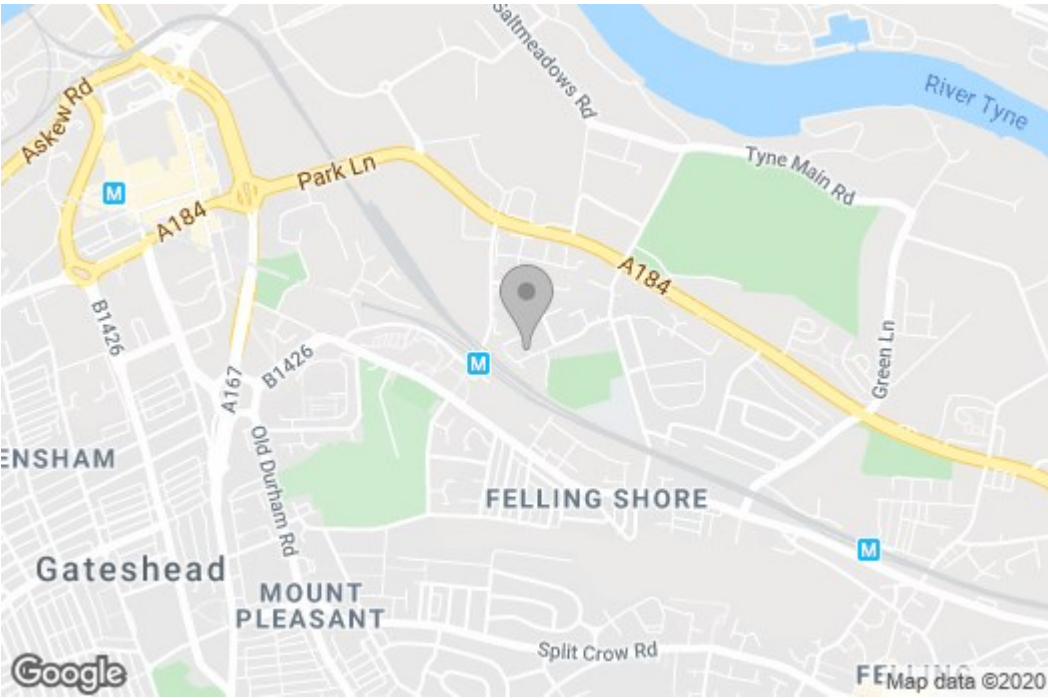
Tenure

Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on

the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

