



19 The Fells, Salkeld Road, Gateshead, NE9 5UG

£62,500

Top floor retirement apartment situated within this popular area of Low Fell. This apartment has a 75% share and is available to tenants over the age of 55 years. Benefits include electric storage heating, double glazing and lift service. The accommodation comprises; secure entrance, communal hallway with lift access, apartment hallway, living room, kitchen with integrated oven, two double bedrooms and bathroom/w.c. Externally there is a residents courtyard which is gated and provides secure off street parking. Viewing recommended.

COMMUNAL HALLWAY

Secure entrance leads to communal hallway with lift access or stairs to apartment hallway.

APARTMENT HALLWAY



With two built in cupboards (one housing the tank), electric heater.

LOUNGE

13'9" x 11'1" (4.21 x 3.38)



Coving to the ceiling, electric heater, window to the side and open access to the kitchen.

KITCHEN

7'10" x 8'9" (2.39 x 2.68)



Wall and floor units with coordinating work surfaces, integrated oven, electric hob and cooker hood, stainless steel sink plumbed for washing machine, partial tiling to the walls, anti slip flooring.

DOUBLE BEDROOM ONE

14'4" x 11'1" (4.37 x 3.38)



Electric heater, window to side. Range of fitted wardrobes with sliding doors.

BEDROOM TWO

11'8" x 6'11" (3.56 x 2.11)



Electric heater, window to side.

SHOWER ROOM/WC

8'1" x 7'0" (2.47 x 2.15)



With a modern white three piece suite which briefly comprises; walk in shower unit with shower fitted inset. Low level wc and a wash hand basin fitted with a mixer tap and a cupboard fitted below. Chrome towel rail, extractor fan.

RESIDENTS COURTYARD / PARKING



Access to the off road parking is via wrought iron gates.

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

