



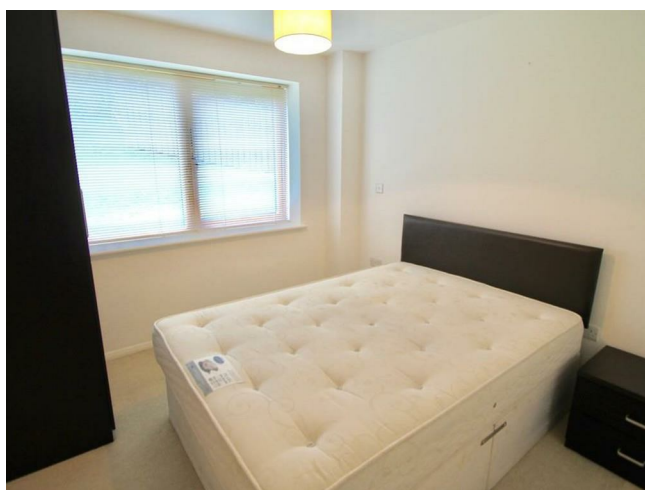
40 Friars Wharf, Green Lane, Gateshead, Tyne & Wear, NE10 0QX

Asking Price £99,950



Key features

- GROUND FLOOR APARTMENT
- FURNISHED
- NO CHAIN
- RIVERSIDE DEVELOPMENT
- CAR PARKING
- TRIPLE GLAZING
- POPULAR RIVERSIDE DEVELOPMENT
- UNDER FLOOR HEATING INCLUDED IN SERVICE CHARGE
- AVAILABLE NOW TO VIEW



Description

Carousel presents this ground floor one bedroom apartment located in Friars Wharf development, Gateshead. A peaceful riverside development has great transport links to both Newcastle and Sunderland. The property comprises of open plan kitchen and lounge, the kitchen benefits from a fridge/freezer, cooking appliances, washing machine/dryer. The lounge includes a leather sofa and coffee table. The Bedroom offers a double bed, bedside table and wardrobes. There is a Bathroom W/C, which includes a shower over the bath. Triple glazing, under Floor heating which is included in service charge and an allocated parking space. Call Carousel today to arrange a viewing.



ENTRANCE HALL

LOUNGE

Includes a glass coffee table and a black leather sofa. Venetian blinds and cream coloured walls and carpet.

KITCHEN

The kitchen facilities includes a ceramic hob, electric oven with a stainless steel extractor hood and a stainless steel splash back. Light wood effect wall and floor unit incorporating grey work surfaces and up stand, with integral stainless steel sink unit and mixer tap. A fridge/freezer and washer dryer are also included. The kitchen has vinyl floor covering.

BEDROOM

The bedroom includes a double bed with a mattress, black ash wood effect bedside table and matching double wardrobe, venetian blinds and cream colored walls and carpet.

BATHROOM

Bathroom includes a rectangular bath with a overhead thermostat shower and a glass shower screen. Pedestal wash basin, wall mounted mirror and shaver point. Low level W.C, part tiled walls and vinyl floor covering.








EXTERNAL

Allocated car parking space and maintained gardens surrounding.


DISCLAIMER SALES

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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