



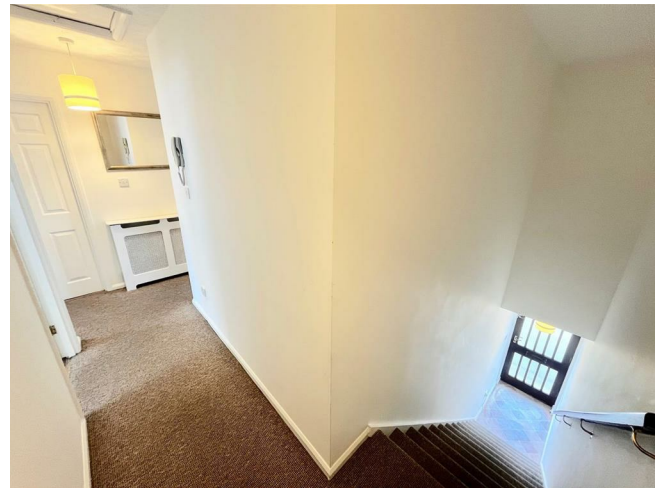
22 Shipley Court, Shipcote, Gateshead, Tyne & Wear, NE8 4EZ

Offers Over £99,950



Key features

- NO ONWARD CHAIN
- FIRST FLOOR APARTMENT
- TWO SPACIOUS BEDROOMS
- FITTED KITCHEN
- SINGLE GARAGE INCLUDED
- EXCELLENT TRANSPORT LINKS
- DOUBLE LENGTH DRIVEWAY
- INVESTMENT OPPORTUNITY
- VIEWING RECOMMENDED
- IDEAL STARTER HOME



Description

Welcome to Shipley Court, Gateshead - a charming first-floor apartment that boasts two bedrooms, perfect for a small family or professionals looking for a comfortable living space. This property features a cosy reception room, ideal for relaxing or entertaining guests.

One of the standout features of this apartment is the private maintained gardens, providing a tranquil outdoor space to enjoy some fresh air or host a summer barbecue. With parking available for up to two vehicles, including a spacious garage, you'll never have to worry about finding a parking spot again.

Conveniently located close to the town centre, you'll have easy access to a variety of shops, restaurants, and amenities, making daily errands a breeze. The property is equipped with electric heating, ensuring you stay warm and comfortable throughout the year.

Don't miss out on the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the charm of Shipley Court for yourself.



ENTRANCE HALL

ENTRANCE

LOUNGE

15 2 x 9 9

KITCHEN

11 2 x 7 5

BEDROOM ONE

10 10 x 10 8

BEDROOM TWO

9 6 x 6 6

BATHROOM

EXTERNAL

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	71	77
(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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