



1 Bramwell Court, Derwentwater Road, Gateshead, Tyne & Wear, NE8 2SB

Asking Price £89,950





## Key features

- THREE BEDROOMS
- MASTER WITH EN SUITE
- ALLOCATED CAR PARKING
- CLOSE TO LOCAL AMENITIES
- GROUND FLOOR APARTMENT
- NO ONWARD CHAIN
- SPACIOUS BATHROOM
- GREAT TRANSPORT LINKS
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING



## Description

Located on the popular residential development we are pleased to offer for sale this ground floor three bedroom flat which is well presented and is located with great access to Gateshead Town and Newcastle City Centre. The apartment has the benefit of double glazing, gas central heating. The property briefly consists of an entrance hallway, open plan lounge with kitchen area, master bedroom with an en-suite, two further bedrooms and bathroom. Allocated car parking within the development and a residents garden. No onward chain.





#### ENTRANCE HALL

Inner door to the hallway.

#### LOUNGE

14'6" x 14'4"

A spacious open plan lounge, UPVC double glazed floor to ceiling window and two radiators.

#### KITCHEN

9'7" x 8'4"

White wall and floor units, built in stainless steel oven, gas hob, stainless steel sink with mixer tap, plumbing for an automatic washing machine, stainless steel extractor fan, spot light fitting to ceiling and UPVC double glazed window to the side elevation.

#### BEDROOM ONE

11'10" x 10'6"

UPVC double glazed floor to ceiling window central heating radiator and stepping to a ensuite shower room/w.c.

#### ENSUITE

8 x 4'5

Pedestal wash hand basin w.c, shower enclosure with an electric shower, central heating radiator and built in storage cupboard with shelving.

#### BEDROOM TWO

12'6" x 8'5"

Central heating radiator, UPVC double glazed floor to ceiling window.











#### BEDROOM THREE

12'3" x 8'8"

UPVC window and central heating radiator.

#### BATHROOM

8'3 x 7'3

White suite comprising of w.c pedestal wash hand basin, white panelled bath, central heating radiator and built in storage cupboard.

#### EXTERNALLY

Communal car park to the rear of the property with allocated car parking.

#### 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.



Total Area: 75.5 m<sup>2</sup> ... 812 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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