



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

Asking Price £105,000



Key features

- FIRST FLOOR APARTMENT
- TWO GOOD SIZE BEDROOMS
- WELL PRESENTED OPEN PLAN LOUNGE/DINING AREA
- MODERN SHOWER ROOM
- UPVC DOUBLE GLAZING
- ELECTRIC HEATING
- GREAT TRANSPORT LINKS
- CENTRAL LOCATION
- NO ONWARD CHAIN
- VIEWING ADVISED



Description

NO ONWARD CHAIN!! Situated within a quiet cul-de-sac location, we offer to the market this immaculate first floor apartment. The property benefits from double glazing and electric storage heating. The first floor briefly comprises of spacious lounge with dining area, fitted kitchen, a high spec shower room and two good size bedrooms. There is also a parking space to the rear of the property. The property also benefits from key access to the private residents garden. A great location close to local amenities, bus and transport links to Gateshead and Newcastle town centre. Viewing is highly advised.

ENTRANCE HALL

LOUNGE/DINING

21'3 x 9'9

KITCHEN

11 x 7'5

BEDROOM ONE

10'11 x 10'9

BEDROOM TWO

9'7 x 6'6

SHOWER ROOM

7'6 x 5'11

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.

First Floor

Approx. 54.0 sq. metres (581.1 sq. feet)



Total area: approx. 54.0 sq. metres (581.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	76	80
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	

212 High Street
 Gateshead
 Tyne And Wear
 NE8 1AQ
 0191 500 8 500
 info@carousestateagents.com
<https://www.carousestateagents.com>

