



29 Marigold Avenue, Felling, Gateshead, Tyne & Wear, NE10 0DP

Asking Price £80,000



Key features

- NO ONWARD CHAIN
- ONE BEDROOM GROUND FLOOR FLAT
- OPEN PLAN KITCHEN/LOUNGE
- SEPARATE UTILITY ROOM
- FRENCH DOORS LEADING TO REAR GARDEN
- WELL MAINTAINED COMMUNAL GARDENS
- ALLOCATED PARKING SPACE
- DESIRABLE ESTATE
- UPVC DOUBLE GLAZING
- CLOSE TO METRO



Description

NO ONWARD CHAIN. This charming GROUND FLOOR ONE BEDROOM flat is a perfect opportunity for those seeking a cozy and modern living space in Marigold Avenue, Gateshead. Step into this delightful apartment to find an open plan lounge and kitchen, ideal for entertaining guests, with a separate utility room. There is a good size bedroom and modern bathroom. The property is decorated neutrally throughout with a modern feel.

Located in a desirable estate, this property offers not just a comfortable home, but also a sense of community and security. With great transport links close by, including the Metro, commuting to Gateshead and Newcastle City Centre couldn't be easier. The property has an allocated parking space and well maintained communal gardens surrounding. Early viewing is advised.



ENTRANCE HALL

6'11 x 6'3

LOUNGE/KITCHEN

19'11 x 11'6

UTILITY

6'3 x 5'5

BEDROOM

17'6 x 8'6

BATHROOM

8'4 x 6'2

EXTERNAL

DISCLAIMER

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		
(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	

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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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