



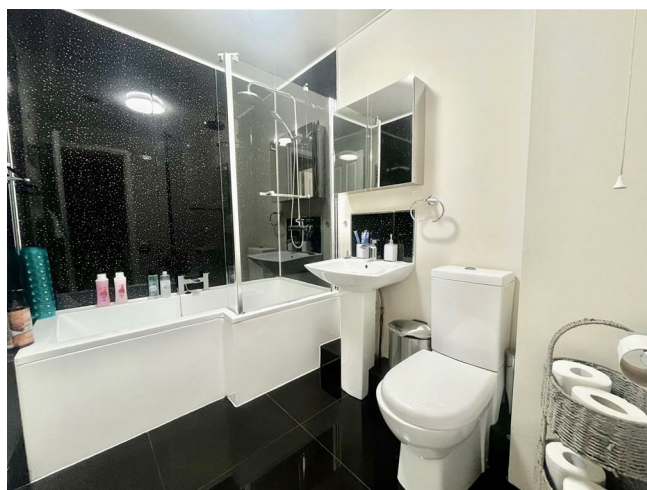
25 Drumaldrace, Blackfell, Washington, Tyne & Wear, NE37 1SR

£92,000



Key features

- TOP FLOOR APARTMENT
- NO ONWARD CHAIN
- GREAT LOCATION
- CLOSE TO ROAD AND TRANSPORT LINKS
- GOOD DECORATIVE ORDER
- ELECTRIC HEATING
- FURNITURE INCLUDED
- IDEAL FOR FIRST TIME BUYER
- ALLOCATED CAR PARKING
- VIEWING HIGHLY ADVISED



Description

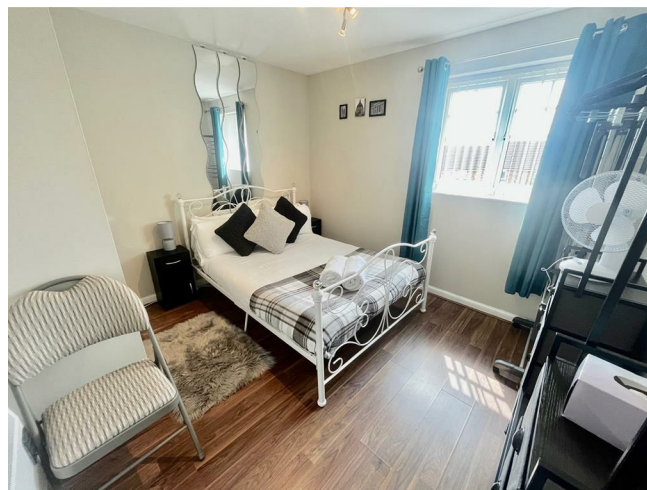
Located in the charming area of Blackfell in Washington, Drumaldrace is a delightful apartment is a gem waiting to be discovered. Situated on the top floor, this property boasts two spacious double bedrooms, perfect for a small family or professionals looking for extra space.

The property features a cosy reception room, ideal for relaxing after a long day. With a well-maintained bathroom, you'll have all the comfort you need. The allocated parking space for one vehicle ensures convenience for those with a car.

Built between 1990-1999, this apartment offers a blend of modern amenities and classic charm. The inclusion of furniture adds to the appeal, making it move-in ready for the new owners.

Conveniently located near the local shopping centre, you'll have easy access to a variety of shops and amenities. Whether you're looking for a peaceful retreat or a place close to the buzz of the town, this apartment offers the best of both worlds.

Don't miss out on the opportunity to make this lovely apartment your new home. Book a viewing today and step into a world of comfort and convenience.



ENTRANCE HALL

9'3 x 5'7

LOUNGE/DINING

17'7 x 13'8

KITCHEN

8 x 6'8

BEDROOM ONE

11 x 9'10

BEDROOM TWO

10'8 x 9'9

BATHROOM

7'11 x 5'9

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		78
(55-68) D	67	
(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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