



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

Asking Price £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

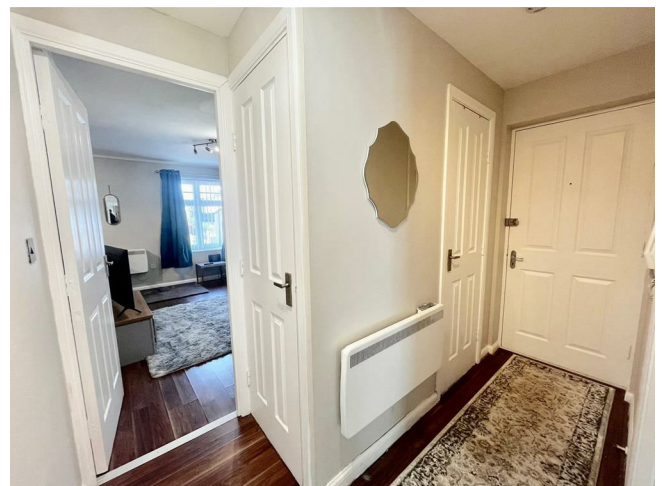
Located in the charming area of Blackfell in Washington, Drumaldrace is a delightful apartment is a gem waiting to be discovered. Situated on the top floor, this property boasts two spacious double bedrooms, perfect for a small family or professionals looking for extra space.

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









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### 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>		<b>78</b>
(55-68) <b>D</b>	<b>67</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 CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	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>

