



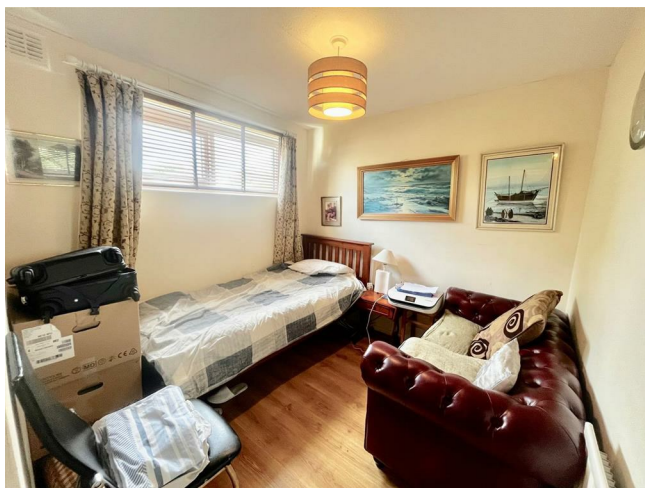
203 Sunderland Road, Gateshead, NE8 3EX  
Offers In The Region Of £59,950





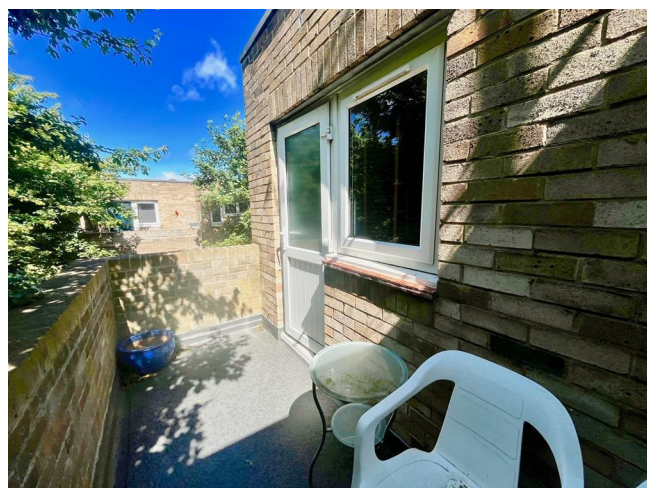
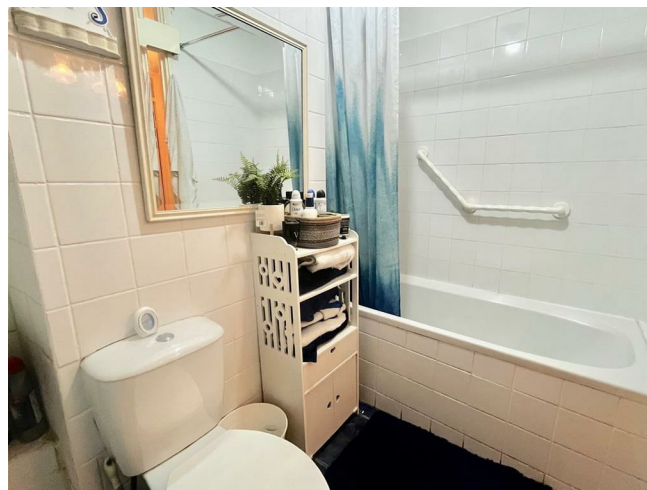
## Key features

- UPPER FLAT
- TWO DOUBLE BEDROOM
- FITTED KITCHEN
- SPACIOUS BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- BALCONY OFF THE LOUNGE
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- VIEWING ADVISED



## Description

Welcome to this charming upper flat located on Sunderland Road in Gateshead. This delightful property boasts a spacious layout with one reception room, two bedrooms, and one bathroom, offering ample space for comfortable living. One of the standout features of this lovely flat is the balcony off the lounge. Situated in a convenient location, this property offers easy access to local amenities, schools, and transport links. Early viewing is recommended.





ENTRANCE HALL

13'8 x 6

LOUNGE

13 x 11'9

KITCHEN

11'9 x 8

BEDROOM ONE

11'8 x 11'7

BEDROOM TWO

11'8 x 9

BATHROOM

8'7 x 5'8

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(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 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@carouselestateagents.com  
<https://www.carouselestateagents.com>

