



12 Bewick Courtyard, Northside, Gateshead, Tyne & Wear, NE8 2GU

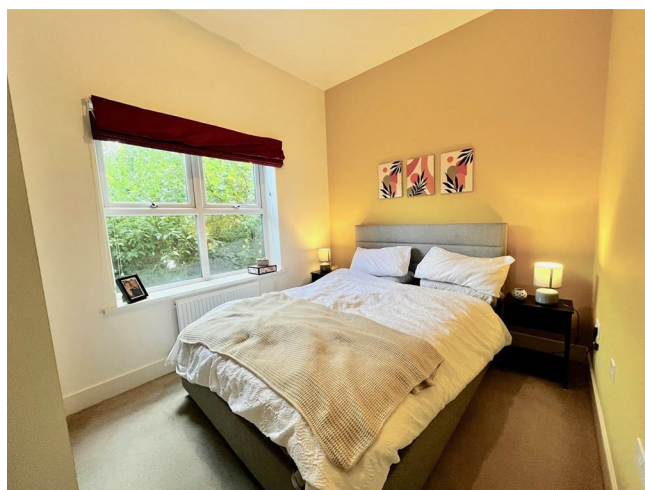
Asking Price £144,950





## Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- SECURED ENTRANCE
- MODERN FITTED KITCHEN
- WELL PRESENTED BATHROOM
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- DESIRABLE LOCATION
- VIEWING ADVISED



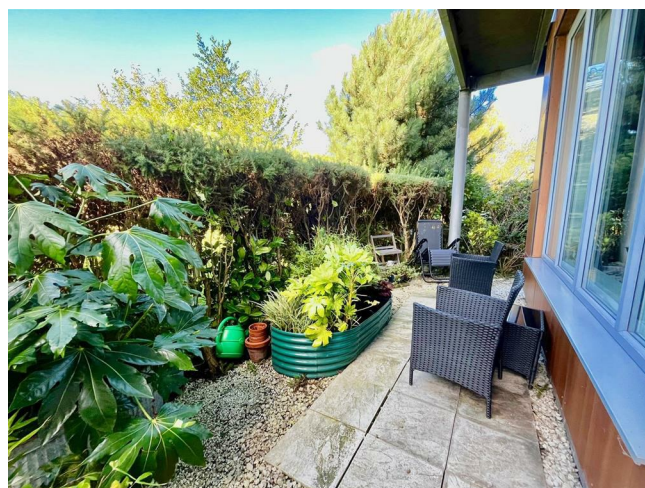
## Description

Welcome to Bewick Courtyard, a charming ground floor flat located in the sought-after area of Northside, Gateshead. This award-winning estate offers a delightful living space with 1 reception room, 2 double bedrooms, and 1 bathroom.

One of the highlights of this property is the picturesque river views that can be enjoyed from the comfort of your own home. Imagine waking up to the tranquil sight of the river every morning - truly a peaceful retreat from the hustle and bustle of city life.

With parking available for 1 vehicle, convenience is at your doorstep. Whether you're a first-time buyer, a small family, or someone looking to downsize, this apartment caters to a variety of needs.

Don't miss the opportunity to make this lovely apartment your own. Contact us today to arrange a viewing and experience the charm of Bewick Courtyard for yourself.





HALLWAY

15'7 x 6'6

LOUNGE

15'11 x 11'2

KITCHEN

9'7 x 7'9

BEDROOM ONE

11'5 x 8'8

BEDROOM TWO

8'9 x 8'8

BATHROOM

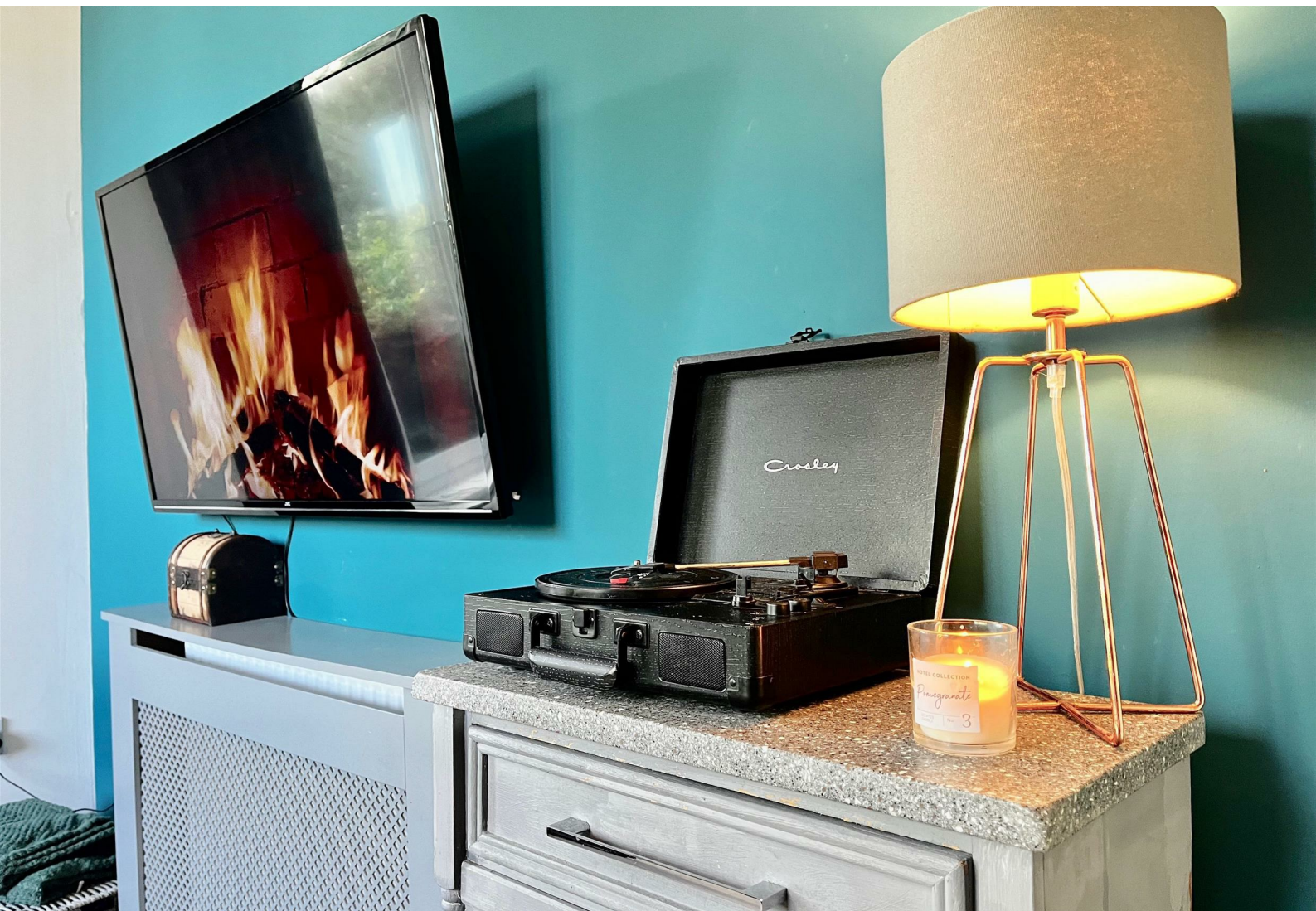
9'9 x 5'5

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>		
(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	

78

78

### 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>

