



10 Christmas Place, December Courtyard, Gateshead, Tyne & Wear, NE8 2BS

Asking Price £159,950



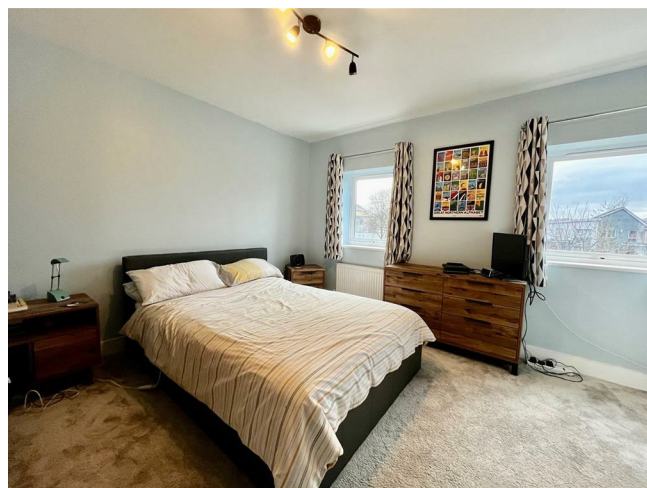
Key features

- TWO BEDROOM TERRACED HOUSE
- IDEALLY LOCATED IN POPULAR ESTATE
- OPEN PLAN LOUNGE
- MODERN FITTED KITCHEN
- DOWNSTAIRS W.C.
- WELL PRESENTED BATHROOM
- ALLOCATED PARKING
- PRIVATE REAR GARDEN
- GREAT TRANSPORT LINKS
- VIEWING IS RECOMMENDED

Description

We offer to the sales market this lovely two bedroom home located on the very sought after Staiths Estate, Gateshead. The property benefits from double glazing, gas central heating and briefly comprises of; a spacious entrance hallway with downstairs W.C, leading through to an open plan lounge and a modern fitted kitchen. There are French doors from the lounge allowing plenty of natural light and leading to the private rear garden. To the first floor, there are two good size bedrooms and a well presented bathroom.

The property has neutral decor throughout and is finished to a high standard. Externally, there is an allocated parking bay and communal gardens. Ideal for first time buyers and young families, the Staiths is perfectly located with great transport links, a popular cafe in the estate and access to the River Tyne to walk into Gateshead and Newcastle city centre. Early viewing is recommended.



ENTRANCE HALL

7'4 x 3'5

TOILET

5'04 x 3'00

OPEN PLAN LOUNGE

15'3 x 14'3

KITCHEN

12'00 x 7'01

STAIRS/LANDING

BEDROOM ONE

14'04 x 11'10

BEDROOM TWO

10'06 x 7,08

BATHROOM

6'03 x 5'05







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.

Christmas Place December Courtyard



Ground Floor

First Floor

Total Area: 60.9 m² ... 655 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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