



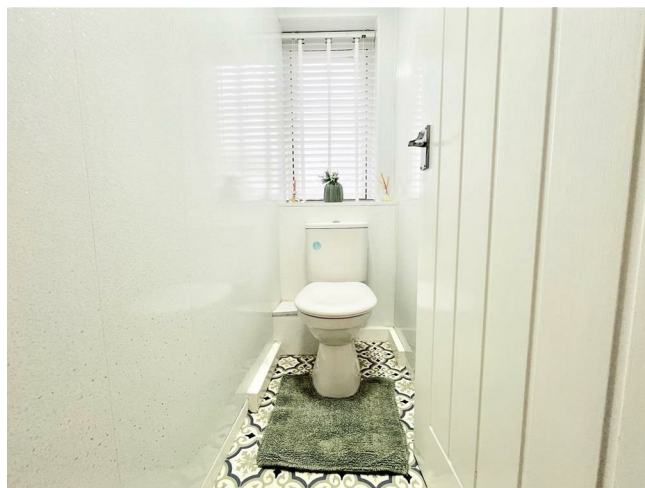
11 Wesley Court, Felling, Gateshead, Tyne & Wear, NE10 0BJ

Offers Over £64,950



## Key features

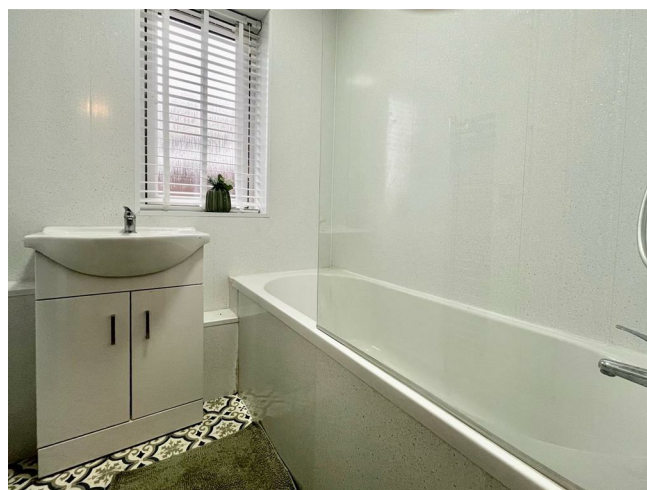
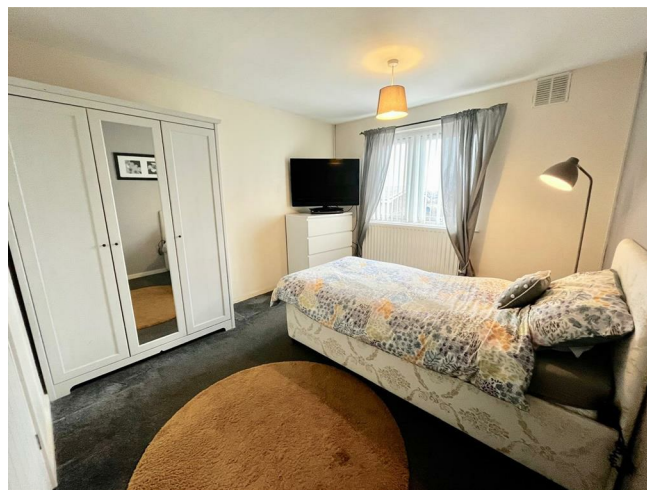
- TWO BEDROOM APARTMENT
- OPEN PLAN LOUNGE/DINER
- MODERN FITTED KITCHEN
- WELL PRESENTED W.C.
- TWO GOOD SIZE BEDROOMS
- BALCONY
- BATHROOM WITH SHOWER
- CLOSE TO FELLING METRO
- GREAT TRANSPORT LINKS
- PERFECT FOR FIRST TIME BUYER OR INVEST



## Description

We offer to the sales market, this well presented two bedroom apartment located close to Felling High Street. The property is situated within a block and has the benefit of UPVC double glazing and gas central heating. Stairs lead to the property which comprises of an open plan lounge/diner with balcony, a modern fitted kitchen and a well presented W.C. There are two good size bedrooms and a modern bathroom with shower.

A perfect starter home or investment opportunity which is within walking distance to local shops and amenities. With great transport links and close to Felling Metro and local buses.



ENTRANCE HALL

14'5 x 6'8

LOUNGE/DINING

21'10 x 12'5

KITCHEN

9 x 9

BEDROOM ONE

11'10 x 9'3

BEDROOM TWO

11'11 x 10'3

W.C.

5'6 x 2'5

BATHROOM

5'7 x 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>	74	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	

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