



22 November Courtyard, Fall Pass, Staithes, Gateshead, Tyne & Wear, NE8 2BW
Offers In Excess Of £285,000



Key features

- TERRACED TOWN HOUSE
- FOUR DOUBLE BEDROOMS
- ENSUITE
- MODERN KITCHEN
- FITTED BATHROOM
- GAS CENTRAL HEATING
- ELECTRIC VEHICLE CHARGING POINT
- SOUGHT AFTER LOCATION
- AWARD WINNING ESTATE
- CLOSE TO LOCAL AMENITIES



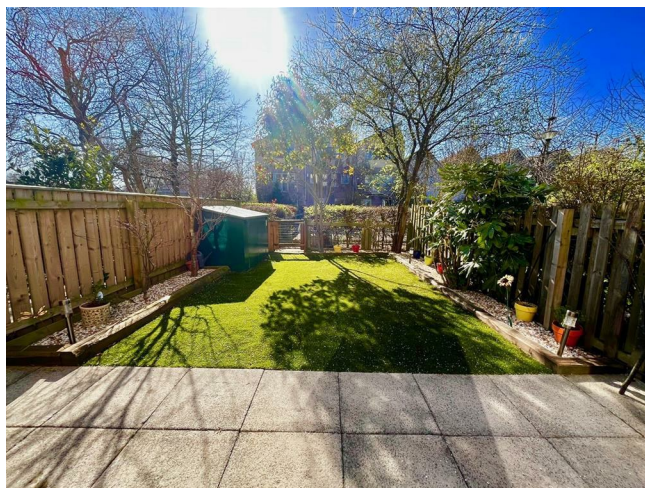
Description

Nestled in the charming November Courtyard of Fall Pass, Staithes, Gateshead, this delightful mid-terraced house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The house features a welcoming reception room that provides a warm and inviting atmosphere, perfect for entertaining or relaxing after a long day. The three well-appointed bathrooms ensure convenience for all residents, making morning routines a breeze.

Situated in a sought-after location, this property is part of an award-winning estate, known for its community spirit and attractive surroundings. The enclosed courtyard adds a touch of privacy and is an excellent space for outdoor gatherings or simply enjoying a quiet moment in the fresh air.

As a freehold property, you will have complete ownership and control, allowing you to truly make this house your home. This is a rare opportunity to acquire a lovely family home in a desirable area, combining both comfort and style. Do not miss the chance to view this exceptional property.



ENTRANCE HALL

14 x 6'9

W.C.

6'1 x 2'11

KITCHEN

14'7 x 9'1

DINING

15'11 x 15

LANDING

LOUNGE

15'11 x 10'8

BEDROOM

11'7 x 10'6

BATHROOM

11'8 x 5'2

LANDING

BEDROOM ONE

15'11 x 10'9

EN-SUITE

8'10 x 4'2







BEDROOM

11'8 x 7'10

BEDROOM

11'7 x 7'9

CHARGE INFORMATION

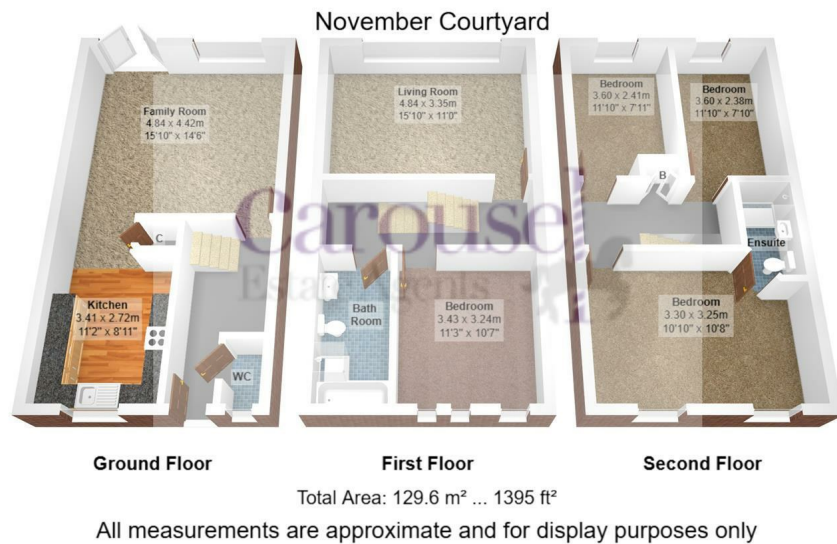
Freehold property

Service Charges - Phase 1 (Courtyard) is £318.96 PA & Estate Charge £70 PA

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 (CO ₂) 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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