



63 Friars Wharf, Green Lane, Gateshead, Tyne and Wear, NE10 0QX

Asking Price £89,950



Key features

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- FULLY FURNISHED
- NO CHAIN
- PRIVATE PARKING SPACE
- EAST FACING BALCONY
- VIEWS OF THE RIVER TYNE
- OPEN PLAN KITCHEN AND LOUNGE
- TRIPLE GLAZING
- UNDERFLOOR HEATING



Description

Two double bedroom apartment offered for sale in the very popular Friars Wharf development, Gateshead. This peaceful riverside development has great transport links to both Newcastle and Sunderland. The property offers an east facing private balcony with views of the River Tyne. Decorated in a modern white theme, inside the property there are two double bedrooms with dark wood effect furniture. The master bedroom also includes an en suite bathroom. There is an open plan kitchen and lounge, as well as an additional W.C. The property also has a private parking space, underfloor heating and triple glazing. Great apartment for rental which can generate £7800 per annum. EW1S Certified.



ENTRANCE HALL

The property has a secure entry phone system to access the accommodation. The entrance hall has wood flooring a double storage cupboard housing a hot water tank.

LOUNGE

The lounge benefits from wood flooring, black smoked glass T.V stand and a fabric two seat sofa. Vertical blinds cover the patio doors which open to the balcony.

BALCONY

East facing balcony with views of the River Tyne.

KITCHEN

The kitchen facilities includes a ceramic hob, electric oven with a stainless steel extractor hood and a stainless steel splash back. Light wood effect wall and floor unit incorporating grey work surfaces and up stand, with integral stainless steel sink unit and mixer tap. A fridge/freezer and washer dryer are also included. The kitchen also offers a glass dining table with four leatherette chairs, finished off with wood flooring.

MASTER BEDROOM

The master bedroom includes a double bed with a mattress. Dark wood effect bedside table and matching chest of drawers, Venetian blinds and cream carpet. The door leads to the en suite bathroom.

EN SUITE

En suite bathroom includes a step in shower enclosure, pedestal wash basin, wall mounted mirror and shaver point. Low level W.C, part tiled walls and vinyl floor covering.







BATHROOM

Bathroom includes a rectangular bath, pedestal wash basin, wall mounted mirror and shaver point. Low level W.C, part tiled walls and vinyl floor covering.

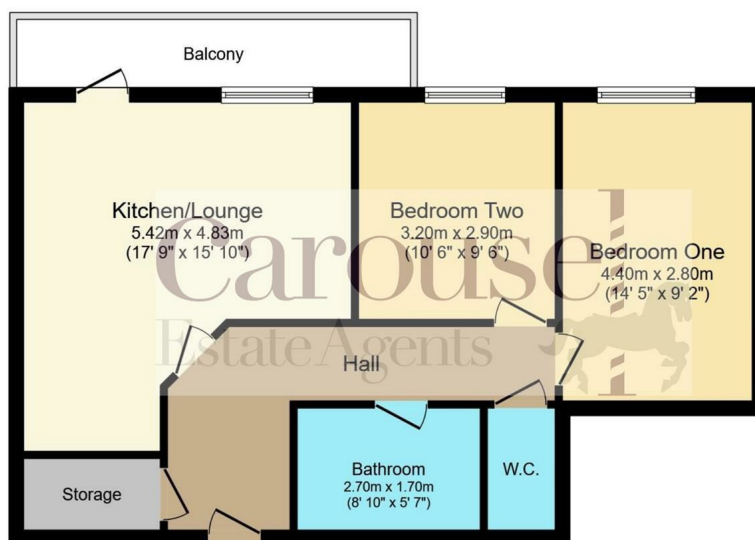
BEDROOM

The bedroom includes a double bed with a mattress. Dark wood effect double wardrobe and matching chest of drawers, Venetian blinds and carpet.

EXTERNAL

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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.



Floor Plan

Floor area 62.1 sq.m. (668 sq.ft.) approx

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 | |

76 78

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 | |

212 High Street
Gateshead
Tyne And Wear
NE8 1AQ
0191 500 8 500
info@carousestateagents.com
<https://www.carousestateagents.com>

