



27 The Stephenson, North Side, Gateshead, Tyne & Wear, NE8 2BF

Offers Over £134,950





## Key features

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- MODERN BATHROOM
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- RIVER VIEWS
- SOUGHT AFTER LOCATION
- AWARD WINNING ESTATE
- NO ONWARD CHAIN



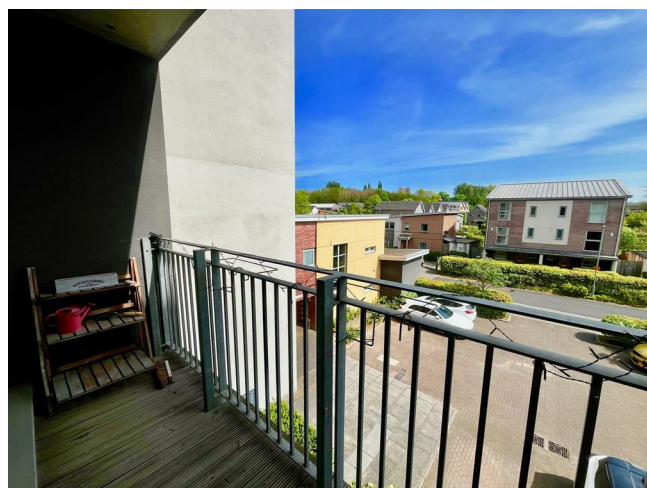
## Description

Located on The Stephenson, North Side area of The Staiths Gateshead, this charming second-floor flat offers a delightful living experience. Boasting two spacious double bedrooms, this property is perfect for individuals, couples, or small families seeking comfort and convenience. The flat features a well-appointed reception room that provides a welcoming space for relaxation and entertainment.

One of the standout features of this apartment is the lovely balcony, which presents stunning views of the river, making it an ideal spot for enjoying your morning coffee or unwinding after a long day. The property is part of an award-winning estate, reflecting the high standards of design and community that it offers.

With one bathroom and parking available for one vehicle, this flat is both practical and appealing. The absence of an onward chain means that you can move in without delay, making this an excellent opportunity for those looking to settle into their new home swiftly.

In summary, this flat combines modern living with picturesque surroundings, making it a must-see for anyone looking to enjoy the best of Gateshead. Don't miss your chance to make this delightful property your own.





ENTRANCE HALL

5'9 x 5

HALLWAY

15'9 x 7'1

LOUNGE/KITCHEN/DINER

28'4 x 12'5

BEDROOM ONE

11'8 x 9'6

BEDROOM TWO

8'8 x 6'8

BATHROOM

7'4 x 6'7

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.




Total Area: 62.3 m<sup>2</sup> .... 671 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		

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