

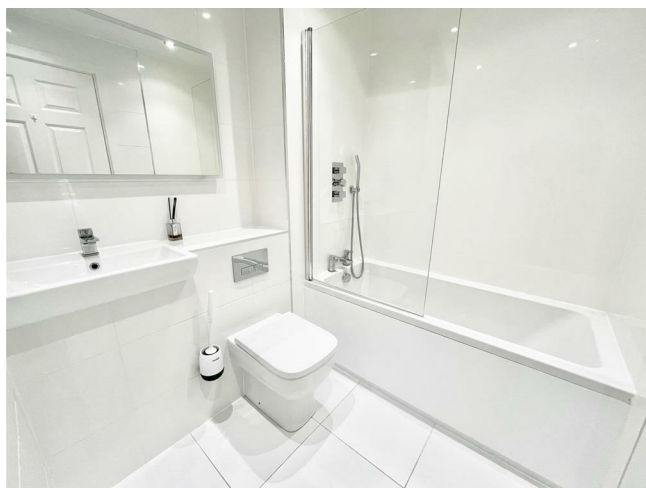


44 Hartington Court, Durham Road, Gateshead, Tyne & Wear, NE8 4EJ
Offers In The Region Of £99,950



Key features

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- EN-SUITE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- FITTED KITCHEN
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- WALKING DISTANCE TO CITY CENTRE
- VIEWING ADVISED



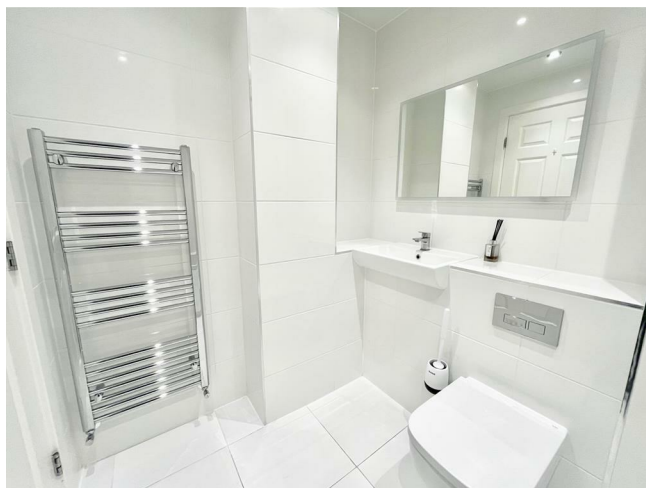
Description

We welcome to the market this immaculate first-floor apartment located in Hartington Court on Durham Road, Gateshead. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

As you enter the apartment, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a pleasant environment throughout. The apartment boasts two modern bathrooms, both finished to a high standard.

Situated in a prime location, this property is just a stone's throw away from local amenities, including shops, cafes, and restaurants, providing everything you need within easy reach. Additionally, the excellent transport links make commuting a breeze, with quick access to the Gateshead and Newcastle city centre.

Do not miss the chance to make this lovely flat your new home.



ENTRANCE HALL

14 x 6'5

LOUNGE

14 x 11'2

KITCHEN

11'7 x 9

BEDROOM ONE

11'7 x 10'4

EN-SUITE

7'3 x 4'11

BEDROOM TWO

10'10 x 7'6

BATHROOM

7'4 x 5'10







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) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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