



40 Hartington Court, Durham Road, Gateshead, Tyne & Wear, NE8 4EJ

Offers Over £74,950





## Key features

- ONE BEDROOM APARTMENT
- IDEAL FOR FIRST TIME BUYERS
- NO INWARD CHAIN
- OPEN PLAN KITCHEN/LIVING ROOM
- MODERN NEUTRAL DECOR THROUGHOUT
- LARGE BATHROOM WITH BATH & SHOWER
- MODERN FITTED KITCHEN
- GREAT LOCATION
- GREAT TRANSPORT LINKS
- VIEWING IS RECOMMENDED



## Description

**NO ONWARD CHAIN:** Welcome to this charming ground floor flat located at Hartington Court on Durham Road, Gateshead. This delightful property is perfect for first-time buyers or investors alike.

As you enter, you will find a welcoming reception room that seamlessly flows into an open plan living area, creating a bright and airy atmosphere. This layout is ideal for entertaining guests or simply enjoying a quiet evening at home. The flat features one well-proportioned bedroom, providing a comfortable retreat after a long day. The bathroom is thoughtfully designed, ensuring all your needs are met.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this bustling area. Additionally, the absence of an onward chain means you can move in without delay, making this an even more attractive option for prospective buyers.

Situated in a prime location, this flat offers excellent transport links, making it easy to commute to nearby cities and explore the surrounding areas. Whether you are a young professional or looking to downsize, this property presents a wonderful opportunity to enjoy modern living in a vibrant community.

Do not miss the chance to make this lovely flat your new home. Contact us today to arrange a viewing and experience all that this property has to offer.





COMMUNAL ENTRANCE

HALL

LOUNGE

14'0" x 11'1"

KITCHEN

9'3" x 8'7"

BEDROOM

13'3" x 11'1"

BATHROOM

8'0" x 7'8"

EXTERNAL AND PARKING

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



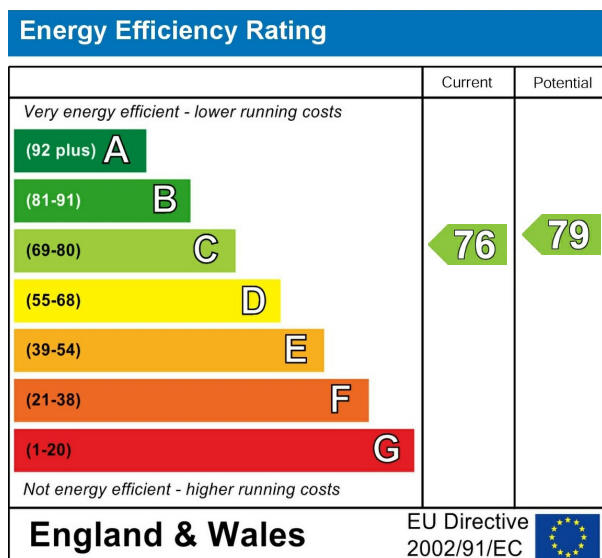








has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by 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.



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

