

Forster Court, Gateshead, NE9 6HZ

£109,950

Welcome to this stunning ground floor apartment in the sought-after Forster Court development, ideal for first-time buyers or retirees seeking convenience and comfort. With no stairs to navigate, this residence offers easy accessibility and a relaxed living experience.

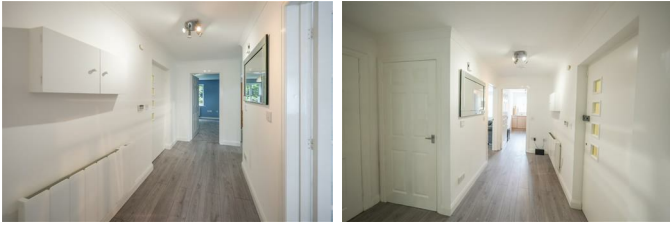
Key Features:

- Upvc windows ensuring natural light and energy efficiency
- Recently upgraded electric radiators for enhanced heating efficiency
- Stylish three-piece suite with shower unit in the upgraded bathroom
- Newly replaced floor coverings throughout
- Two spacious double bedrooms for comfortable living
- Lounge featuring a charming bow window with a delightful outlook
- Kitchen equipped with built-in appliances for modern convenience
- Residents allocated parking for hassle-free parking

COMMUNAL ENTRANCE

APARTMENT HALLWAY

10'10" x 5'2" (3.32 x 1.59)



Storage cupboard and a replaced electric radiator. Laminate wood flooring. Internal doors opens into both double bedrooms, the lounge, kitchen and the recently replaced stylish bathroom/wc.

LOUNGE / DINING AREA

14'8" x 9'10" (4.48 x 3.00)



With a double glazed bow window which overlooks the front westerly aspect. There is a replaced electric radiator and laminate wood flooring.

KITCHEN

12'1" x 5'1" (3.70 x 1.57)



The kitchen is fitted with a range of wall and base units with a sink unit which is fitted with a mixer tap. Built in appliances include an electric oven with hob and extractor fan above. The splash backs are tiled and a recess has been provided for a washing machine and a fridge freezer. A double glazed

window overlooks the front aspect and there is laminate wood flooring.

BATHROOM/WC

7'2" x 6'3" (2.19 x 1.92)



With a modern replaced which suite with beautiful tiling to the floor and walls. The bathroom also has the added advantage of a window to the side for ventilation and natural light. The suite has a panelled bath with a mixer tap and shower attachment above with a rainwater shower head. There is a low level wc and a wash hand basin with also fitted with a mixer tap and cupboard fitted below.

DOUBLE BEDROOM ONE

9'10" x 9'6" (3.00 x 2.92)



With a double glazed window which overlooks the rear aspect. There is also a replaced electric radiator.

DOUBLE BEDROOM TWO

9'6" x 12'1" (2.92 x 3.70)



2.92 x 3.70 With a double glazed window which overlooks the rear aspect. There is also a replaced electric radiator.

Bathroom\wc

7'2" x 6'3" (2.19 x 1.92)

With a modern replaced which suite with beautiful tiling to the floor and walls. The bathroom also has the added advantage of a window to the side for ventilation and natural light. The suite has a panelled bath with a mixer tap and shower attachment above with a rainwater shower head. There is a low level wc and a wash hand basin with also fitted with a mixer tap and cupboard fitted below.

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Tenure

Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

MATERIAL INFORMATION

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

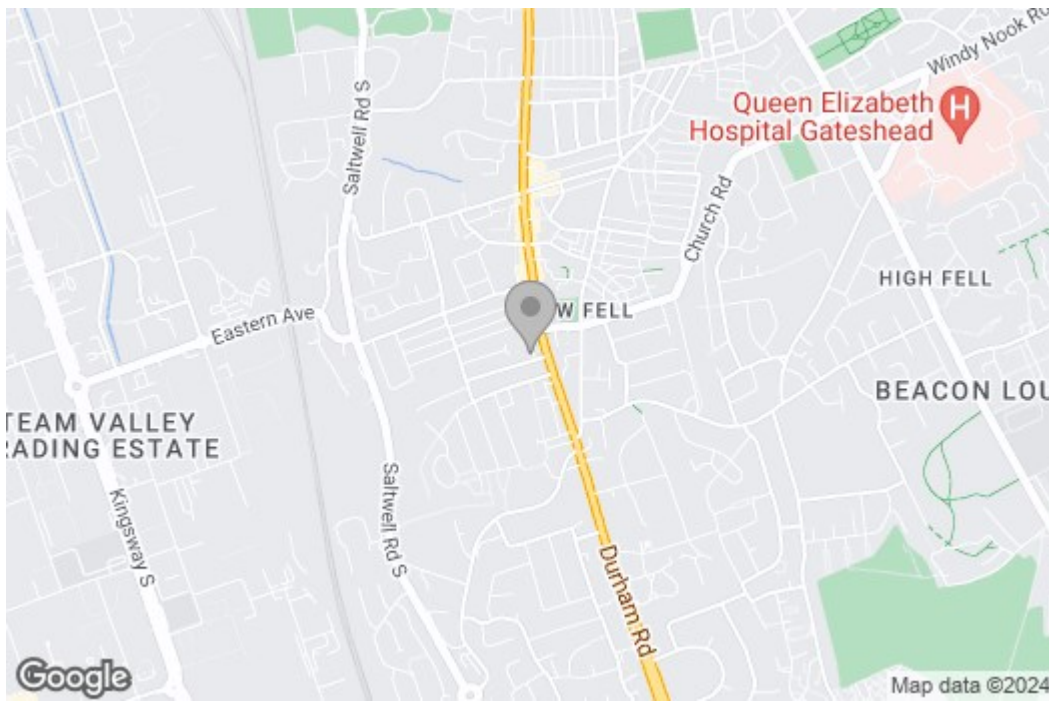
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

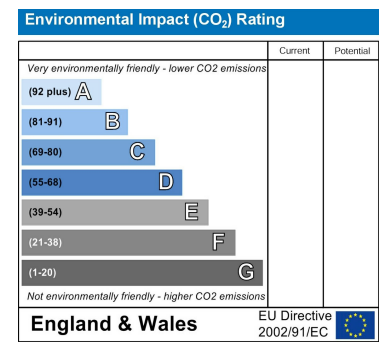
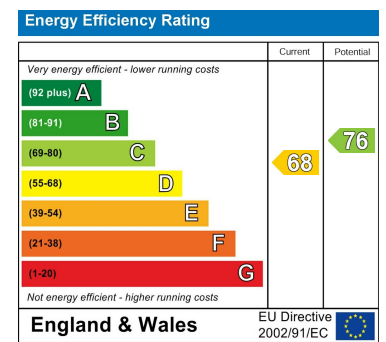
MOBILE COVERAGE - EE, Vodafone, Three, O2

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.