



Arkwright Street, Saltwell Road, Gateshead

Available with no onward chain, we would like to offer this first floor apartment. The accommodation comprises, two bedrooms, lounge, breakfasting kitchen, bathroom, front garden with off road parking for car.

Offers Over £79,950

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ENTRANCE DOOR

HALL STAIRS TO FIRST FLOOR

LOUNGE

12' 8" x 15' 2" (3.86m x 4.62m)

Double glazed window, central heating radiator, laminate wood flooring, electric fire.



ADDITIONAL LOUNGE PHOTO



BEDROOM ONE

12' 1" x 13' 7" (3.68m x 4.14m)

Double glazed window, laminate wood flooring, central heating radiator.



BEDROOM TWO

12' 2" x 8' 7" (3.71m x 2.62m)

Double glazed window, central heating radiator.



BATHROOM

White suite, with bath mixer tap WC, hand wash basin, ceramic wall tiles, double glazed window.



KITCHEN

9' 3" x 12' 2" (2.82m x 3.71m)

Double glazed window, fitted kitchen units with work surfaces, stainless steel sink unit with mixer tap, central heating radiator, electric oven, gas hob, extractor canopy, plumbing for automatic washing machine, spotlights to ceiling.



EXTERNALLY

Externally there is a small front garden with off road parking and gravel area for car.

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

