



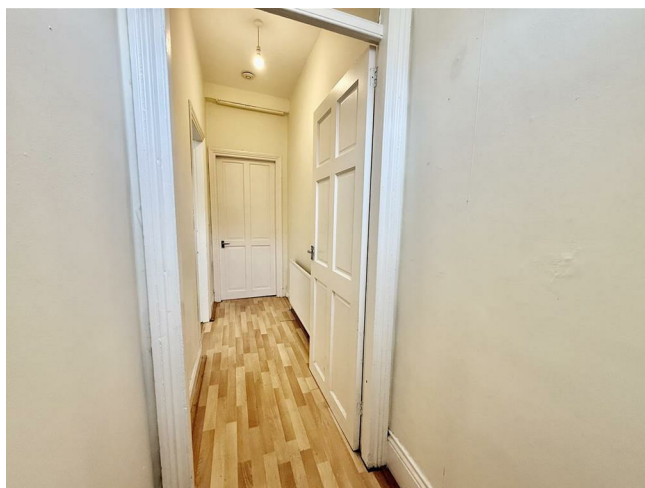
26 Faraday Grove, Gateshead, NE8 4UL

Offers Over £70,000



## Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PRIVATE YARD
- CENTRALLY LOCATED
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN



## Description

Welcome to this charming ground floor flat located in the desirable area of Faraday Grove, Gateshead. This delightful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space. The flat boasts a well-fitted kitchen, perfect for those who enjoy cooking and entertaining.

One of the standout features of this property is its proximity to Saltwell Park, a beautiful green space that offers a perfect escape for leisurely walks, picnics, and outdoor activities. Living here, you will have the luxury of enjoying nature right on your doorstep.

The flat includes a comfortable reception room, providing a welcoming area to relax and unwind after a long day. The bathroom is conveniently located, ensuring ease of access for all residents.

Additionally, this property comes with the advantage of no onward chain, allowing for a smoother and quicker transaction process. Whether you are looking to invest or find your new home, this flat presents a wonderful opportunity in a sought-after location.

Do not miss the chance to view this lovely flat in Faraday Grove, where comfort and convenience meet in a vibrant community.



ENTRANCE HALLWAY

14'3 x 3'4

LOUNGE

16'2 x 12'3

KITCHEN

12'7 x 8'3

BEDROOM ONE

16'1 x 12'7

BEDROOM TWO

15'3 x 7'2

BATHROOM

6'7 x 5'5

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) <b>A</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>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

70

77

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

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |   |
| (92 plus) <b>A</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>  |                            |   |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |   |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |  |

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