



47 Cemetery Road, Gateshead, Tyne & Wear, NE8 3HH
Offers In The Region Of £105,000



Key features

- TOP FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN



Description

Cemetery Road in Gateshead, this charming top floor apartment offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a comfortable home. The open plan lounge and kitchen create a spacious and inviting atmosphere, ideal for both relaxation and entertaining guests.

The fitted bathroom is conveniently located, providing all the necessary amenities for modern living. One of the standout features of this apartment is the availability of parking for one vehicle, a valuable asset in this bustling area.

Additionally, the property is offered with no onward chain, allowing for a smooth and straightforward purchasing process. This apartment presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-designed living space. Don't miss the chance to make this lovely apartment your new home.



ENTRANCE HALL

12'3 x 6'8

LOUNGE/DINING/KITCHEN

18'11 x 6'3

BEDROOM ONE

11'8 x 10'2

BEDROOM TWO

9'8 x 7'11

BATHROOM

6 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		
(69-80) C	78	78
(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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