



7 Fairway Court Fletcher Road, Gateshead, Tyne & Wear, NE8 2AY

Offers Over £175,000



Key features

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- ENSUITE
- FAMILY BATHROOM
- OPEN PLAN LOUNGE/KITCHEN
- JULIETTE BALCONY
- GREAT TRANSPORT LINKS
- EASY ACCES TO NEWCASTLE
- CLOSE TO LOCAL AMENITIES
- VIEWING ADVISED

Description

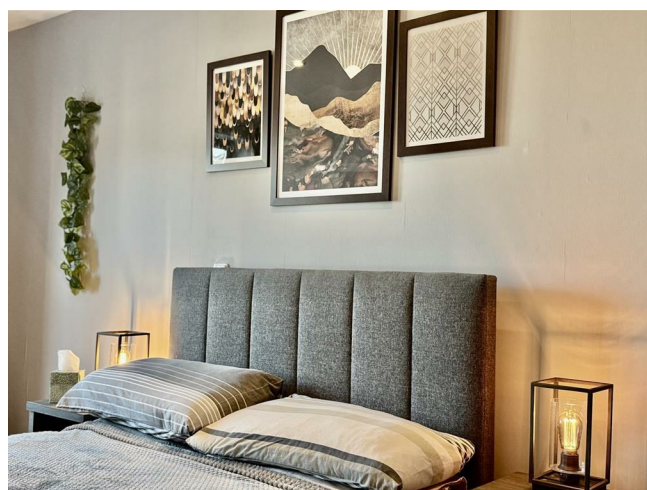
Welcome to this charming first-floor apartment located on Fletcher Road in Gateshead. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

As you enter, you will be greeted by an inviting open-plan lounge and kitchen area, perfect for both relaxation and entertaining. The layout allows for a seamless flow between the living and cooking spaces, creating a warm and sociable atmosphere. The apartment is equipped with electric heating, ensuring a cosy environment throughout the year.

With two bathrooms, this property offers added convenience and privacy, catering to the needs of modern living. Additionally, the apartment includes parking for one vehicle, a valuable feature in this bustling area.

Situated in a prime location, this apartment provides easy access to Newcastle, making it an excellent choice for those who wish to enjoy the vibrant city life while residing in a quieter neighbourhood. Whether you are commuting for work or exploring the local amenities, you will find that this property offers both comfort and practicality.

In summary, this two-bedroom apartment on Fletcher Road is a wonderful opportunity for anyone looking to settle in Gateshead. With its appealing features and convenient location, it is sure to attract interest from a variety of potential buyers. Do not miss the chance to make this lovely apartment your new home.



ENTRANCE HALL

15'11 x 4'7

LOUNGE/KITCHEN

26'3 x 12'4

BEDROOM ONE

15'6 x 8'10

EN-SUITE

6'11 x 4'8

BEDROOM TWO

11'2'7 x 8'6

BATHROOM

7 x 6'1

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	68	82
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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