



127 Coltsfoot Gardens, Windy Nook, Gateshead, Tyne And Wear, NE10 9RF

Offers Over £65,000



Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- MODERN BATHROOM
- SEPERATE SHOWER ENCLOSURE
- PERFECT FOR FIRST TIME BUYERS AND INVESTORS
- FITTED KITCHEN
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO QE HOSPITAL



Description

Welcome to this charming ground floor apartment located in the desirable Coltsfoot Gardens, Windy Nook, Gateshead. This delightful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

The apartment boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The bathroom is conveniently situated, ensuring ease of access for all residents. One of the standout features of this property is the allocated parking space for one vehicle, providing added convenience in this bustling area.

Situated in close proximity to the Queen Elizabeth Hospital, this apartment is perfect for healthcare professionals or anyone who values easy access to medical facilities. Additionally, the property benefits from excellent transport links, making commuting to nearby towns and cities a breeze.

With no onward chain, this apartment presents a fantastic opportunity for buyers looking to move in without delay. Whether you are a first-time buyer or an investor, this property is sure to impress with its combination of comfort, convenience, and location. Do not miss the chance to make this lovely apartment your new home.



COMMUNAL ENTRANCE

Entrance hall shared with three other flats

HALLWAY

UPVC entrance door, central heating radiator, dado rail and a double storage cupboard.

LOUNGE

11'6" x 12'0"

The focal point of the room being a feature fireplace with electric fire, central heating radiator and a UPVC window.

KITCHEN/DINER

11'4" x 11'0"

Range of modern grey coloured wall and floor units, integral stainless steel sink unit with mixer tap, integral ceramic hob and electric oven, cooker hood, plumbing for automatic washing machine, wall mounted central heating boiler, part tiled walls, UPVC window and central heating radiator.

BEDROOM ONE

13'7" x 9'10"

Located to the front of the property, central heating radiator and a UPVC window.

BEDROOM TWO

9'10" x 8'10"

Located to the rear of the property, central heating radiator and a UPVC window.







BATHROOM

Panelled bath, step in shower enclosure, pedestal wash basin, low level WC, extractor fan, part tiled walls and a central heating radiator.

EXTERNAL

There are maintained communal gardens to the front and rear.

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.

Coltsfoot Gardens



Total Area: 61.7 m² ... 665 ft²

All measurements are approximate and for display purposes only

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>		
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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