



44 Briardene Drive, Wardley, Gateshead, Tyne & Wear, NE10 8AN

Offers In The Region Of £62,000



Key features

- FIRST FLOOR
- ONE BEDROOM APARTMENT
- KITCHEN WITH APPLIANCES
- DOUBLE BEDROOM
- LIGHT & AIREY LOUNGE
- GREAT ROAD LINKS
- COMMUNAL GARDENS
- NO CHAIN
- SITED ON RESIDENTIAL ESTATE
- VIEWING RECOMMENDED



Description

Nestled in the charming Briardene Drive, Wardley, Gateshead, this delightful first-floor apartment is a gem waiting to be discovered. Boasting a cosy reception room, a comfortable bedroom, and a well-appointed bathroom, this property is perfect for those seeking a snug living space.

Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this apartment is a great choice. The absence of a chain means a hassle-free transaction, allowing you to make this property your own without delay.

Outside, the meticulously maintained communal gardens offer a serene retreat where you can unwind and enjoy the outdoors. The property has a garage and parking in a communal car parking area. Additionally, the property's location makes it ideal for road access, ensuring that you can easily navigate the area and beyond.

Don't miss out on the chance to make this charming apartment your own - book a viewing today and step into a world of comfort and convenience at Briardene Drive.

ENTRANCE HALL

UPVC entrance door, laminate flooring and central heating radiator.

LOUNGE

14'4" x 10'2"

A lovely light and airy room with a full width UPVC window and central heating radiator.

KITCHEN

10'7" x 5'3"

Having a range of birch coloured wall and floor units with black granite effect work surfaces, integral stainless steel sink unit with mixer tap, stainless steel gas hob and electric oven with cooker hood above, automatic washing machine, UPVC window, part tiled and wall mounted central heating boiler.

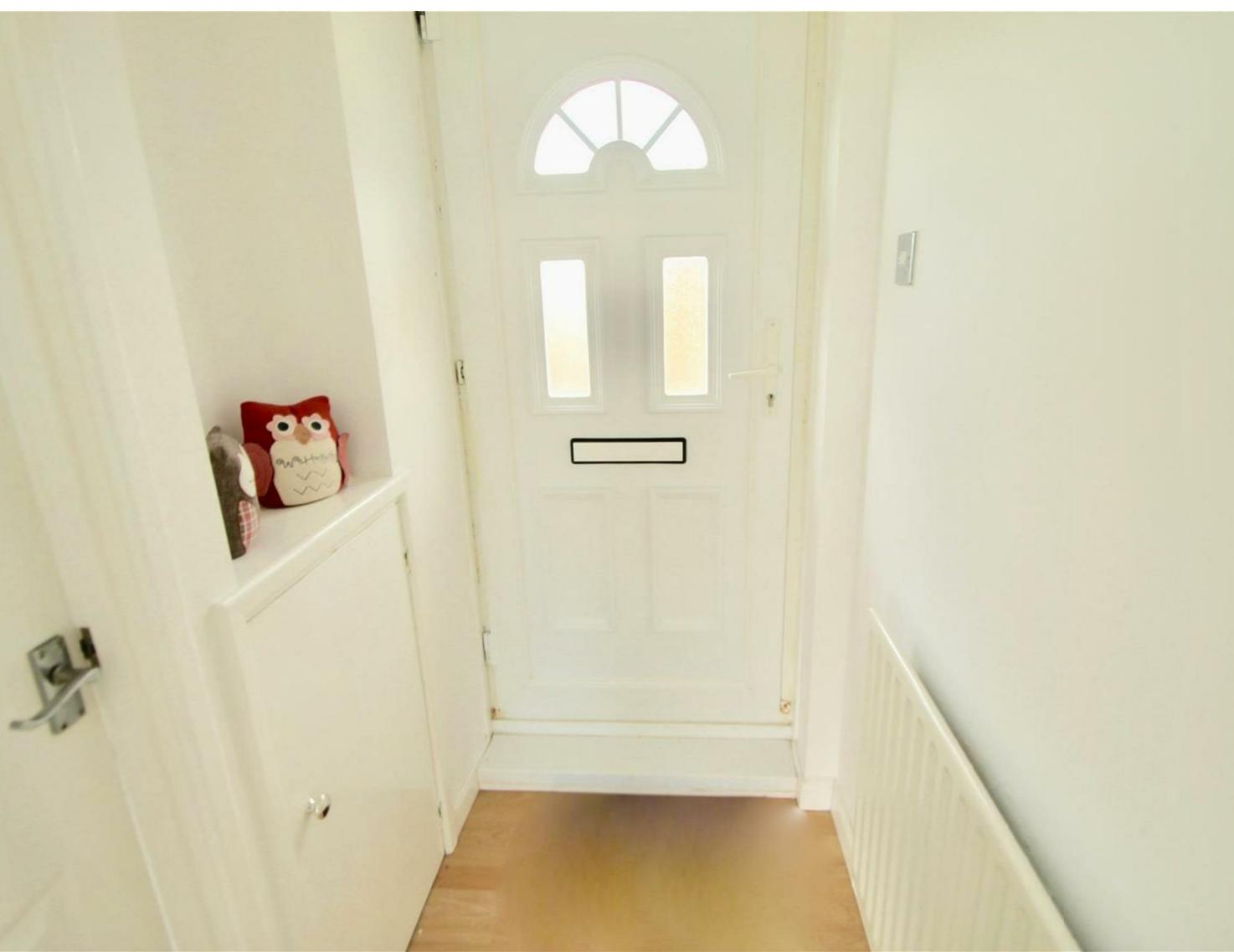
BEDROOM

10'3" x 8'0"

Fitted with light oak effect wardrobe and over head storage cupboard, central heating radiator, UPVC window and loft access with drop down ladder.

BATHROOM

White three piece suite which comprises of a panelled bath with over head shower, low level w.c, pedestal wash basin, UPVC white/sparkle cladding, towel radiator and UPVC window.







EXTERNAL

There are maintained communal gardens surrounding the property.

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>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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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