



63 Friars Wharf, Green Lane, Gateshead, Tyne and Wear, NE10 0QX

Asking Price £99,950



Key features

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- FULLY FURNISHED
- NO CHAIN
- PRIVATE PARKING SPACE
- EAST FACING BALCONY
- VIEWS OF THE RIVER TYNE
- OPEN PLAN KITCHEN AND LOUNGE
- TRIPLE GLAZING
- UNDERFLOOR HEATING



Description

Two double bedroom apartment offered for sale in the very popular Friars Wharf development, Gateshead. This peaceful riverside development has great transport links to both Newcastle and Sunderland. The property offers an east facing private balcony with views of the River Tyne. Decorated in a modern white theme, inside the property there are two double bedrooms with dark wood effect furniture. The master bedroom also includes an en suite bathroom. There is an open plan kitchen and lounge, as well as an additional W.C. The property also has a private parking space, underfloor heating and triple glazing. Great apartment for rental which can generate £10,500 per annum. EWS1 Certified.



ENTRANCE HALL

The property has a secure entry phone system to access the accommodation. The entrance hall has wood flooring a double storage cupboard housing a hot water tank.

LOUNGE

The lounge benefits from wood flooring, black smoked glass T.V stand and a fabric two seat sofa. Vertical blinds cover the patio doors which open to the balcony.

BALCONY

East facing balcony with views of the River Tyne.

KITCHEN

The kitchen facilities includes a ceramic hob, electric oven with a stainless steel extractor hood and a stainless steel splash back. Light wood effect wall and floor unit incorporating grey work surfaces and up stand, with integral stainless steel sink unit and mixer tap. A fridge/freezer and washer dryer are also included. The kitchen also offers a glass dining table with four leatherette chairs, finished off with wood flooring.

MASTER BEDROOM

The master bedroom includes a double bed with a mattress. Dark wood effect bedside table and matching chest of drawers, Venetian blinds and cream carpet. The door leads to the en suite bathroom.

EN SUITE

En suite bathroom includes a step in shower enclosure, pedestal wash basin, wall mounted mirror and shaver point. Low level W.C, part tiled walls and vinyl floor covering.







BATHROOM

Bathroom includes a rectangular bath, pedestal wash basin, wall mounted mirror and shaver point. Low level W.C, part tiled walls and vinyl floor covering.

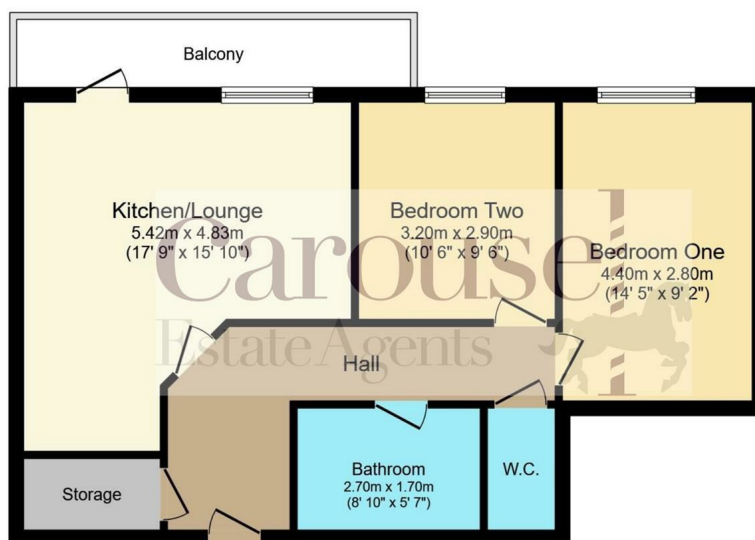
BEDROOM

The bedroom includes a double bed with a mattress. Dark wood effect double wardrobe and matching chest of drawers, Venetian blinds and carpet.

EXTERNAL

DISCLAIMER SALES

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Floor Plan

Floor area 62.1 sq.m. (668 sq.ft.) approx

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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