



2 The Willows, Gateshead, Tyne & Wear, NE10 8BW

Offers Over £110,000



## Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ALLOCATED PARKING
- EASY ACCES TO MOTORWAY
- VIEWNG ADVISED



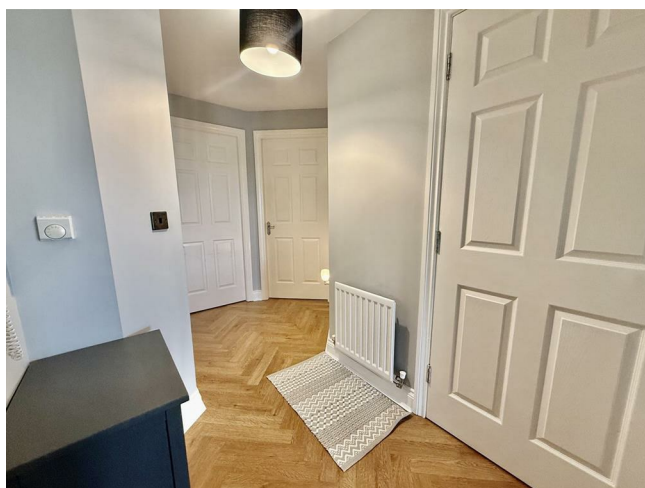
## Description

Welcome to this charming ground floor flat located in the Willows, Gateshead. This delightful property features two spacious double bedrooms, providing ample room for relaxation and comfort. The master bedroom benefits from an ensuite bathroom, offering a touch of privacy and convenience.

The flat boasts a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings at home. With gas central heating throughout, you can expect a warm and inviting atmosphere during the colder months.

One of the standout features of this property is its excellent location. The flat enjoys easy access to the motorway, making it an ideal choice for commuters or those who enjoy exploring the surrounding areas.

This property presents a wonderful opportunity for first-time buyers, small families, or investors looking to expand their portfolio. With its combination of space, comfort, and accessibility, this flat is sure to appeal to a wide range of potential residents. Don't miss the chance to make this lovely flat your new home.



ENTRANCE HALL

LOUNGE

19 x 15'3

KITCHEN

7'4 x 7

BEDROOM ONE

16'10 x 9'6

ENSUITE

7'5 x 3'11

BEDROOM TWO

12'3 x 9'5

BATHROOM

5'7 x 5'6

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.



Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

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

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