



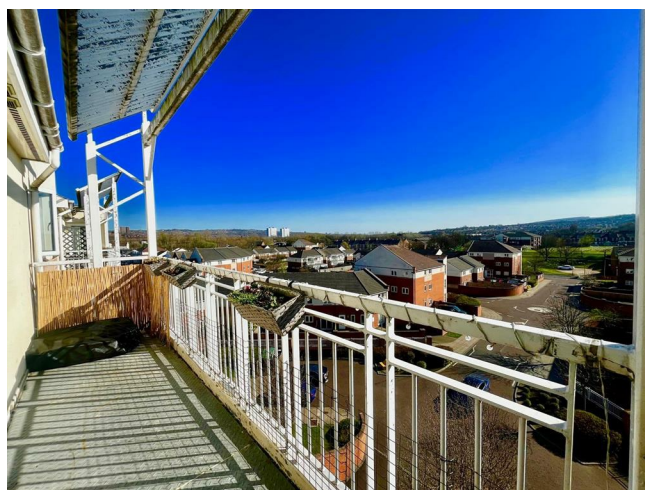
27 Kingfisher Court, Dunston, Gateshead, Tyne & Wear, NE11 9FB

Offers Over £120,000



Key features

- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- WELL PRESENTED BATHROOM
- ENSUITE OFF MAIN BEDROOM
- OUTFITTED LOFT SPACE
- GREAT TRANSPORT LINKS
- DESIRABLE LOCATION
- PRIVATE BALCONY
- VIEWING ADVISED



Description

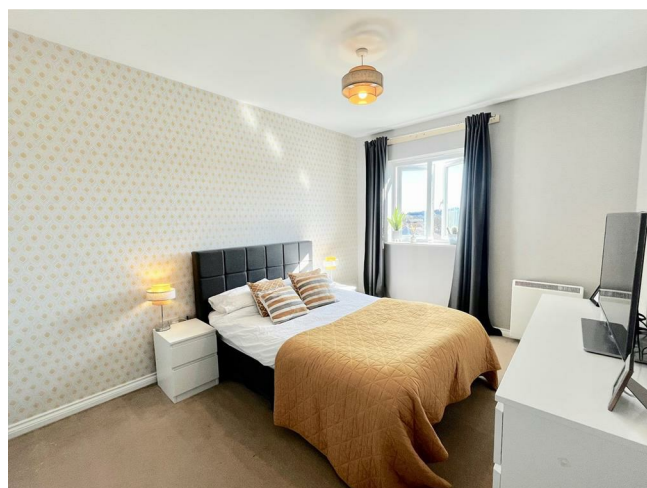
Welcome to this charming top floor apartment located in the desirable Kingfisher Court, Gateshead. This delightful property boasts two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space.

As you enter the apartment, you will find a well-appointed reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property features two bathrooms, providing convenience and privacy for all residents.

One of the standout features of this apartment is the lovely balcony that overlooks the picturesque area of Dunston. The views from this elevated position are sure to impress. The property also has the benefit of outfitted loft space.

Additionally, the apartment comes with allocated parking, ensuring that you have a secure and convenient place for your vehicle. The location is particularly advantageous, as it is situated close to the Metro Centre, one of the largest shopping centres in the UK, providing a wealth of retail and dining options just a stone's throw away.

Whether you are looking to invest or find your next home, this apartment in Kingfisher Court offers a fantastic opportunity to enjoy comfortable living in a vibrant area. Do not miss the chance to make this lovely apartment your own.



ENTRANCE HALL

LOUNGE
17'5 x 12'4

KITCHEN
12'5 x 6

BEDROOM ONE
12'11 x 9'10

ENSUITE
7'10 x 4'2

BEDROOM TWO
10'1 x 9'2

BATHROOM
7'11 x 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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(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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