

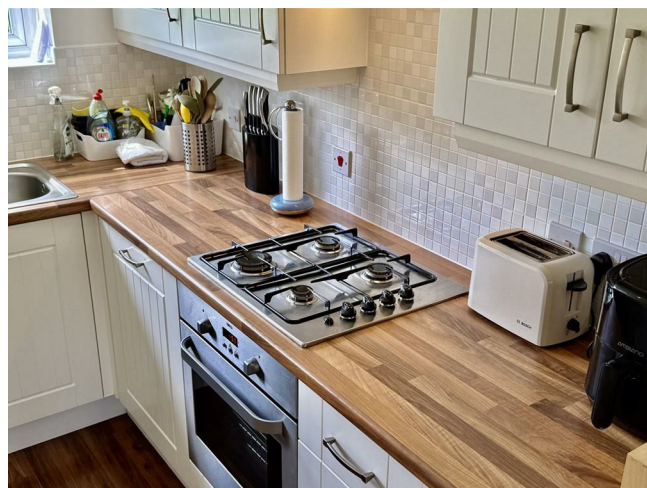


11 February Courtyard Ash Street, Staithes, Gateshead, Tyne & Wear, NE8 2GF
Offers Over £250,000



Key features

- TOWNHOUSE
- FOUR DOUBLE BEDROOMS
- ENSUITE
- THREE BATHROOMS
- OPEN PLAN LOUNGE/KITCHEN
- COMMUNAL GARDEN
- ALLOCATED PARKING SPACE
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- AWARD WINNING ESTATE

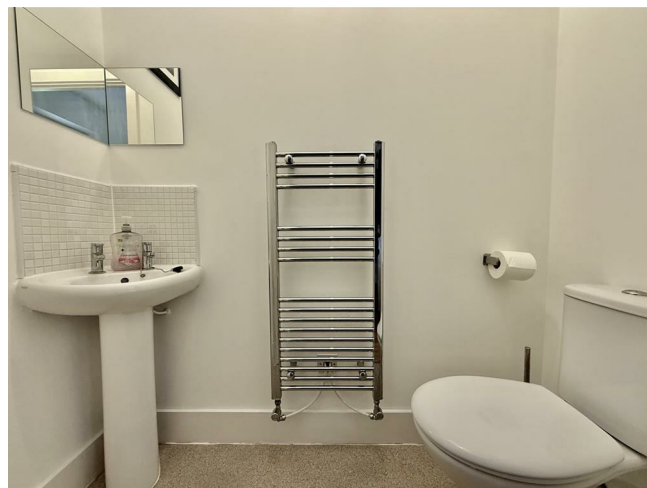


Description

February Courtyard, Staithes, Gateshead, this charming townhouse presents an excellent opportunity for families and professionals alike. With four generously sized double bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The townhouse boasts three well-appointed bathrooms, ensuring convenience for all residents. The communal garden provides a lovely outdoor space for relaxation and socialising, enhancing the sense of community in this sought-after location.

This property is ideally situated, offering easy access to local amenities, schools, and transport links, making it a perfect choice for those seeking both comfort and convenience. Whether you are looking to settle down or invest, this townhouse is a remarkable find in the heart of Gateshead. Don't miss the chance to make this delightful home your own.



ENTRANCE HALL

LOUNGE
16'4 x 15'11

KITCHEN
9'7 x 8'9

DOWNSTAIRS W.C.
5'11 x 2'9

STAIRWAY/LANDING

BEDROOM THREE
15'11 x 9'1

BEDROOM FOUR
15'11 x 9'1

BATHROOM
9'5 x 6'5

STAIRWAY/LANDING

BEDROOM ONE
15'9 x 10'6







ENSUITE

7'4 x 5

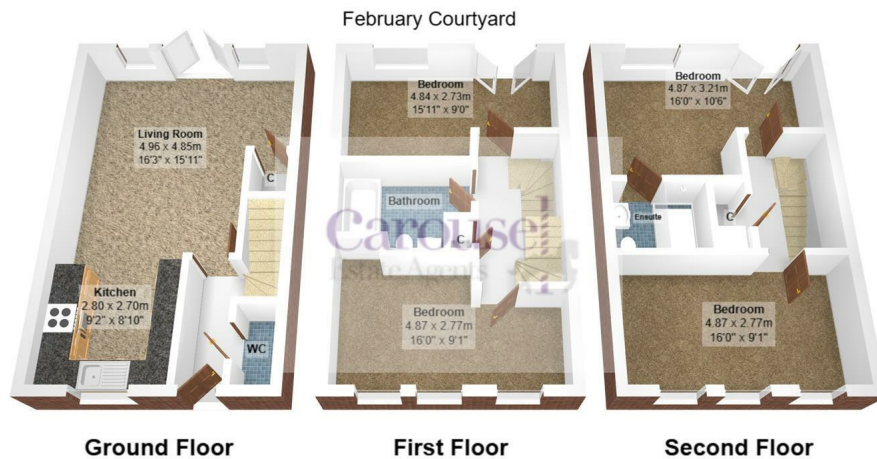
BEDROOM TWO

15'11 x 9'1

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: 114.5 m² ... 1233 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

81

86

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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