



2 January Courtyard, The Staiths, Gateshead, Tyne & Wear, NE8 2GH

Offers Over £185,000





## Key features

- MID TERRACED PROPERTY
- THREE BEDROOMS
- OPEN PLAN LOUNGE/KITCHEN/DINING
- FITTED KITCHEN WITH INTEGRAL APPLIANCES
- MODERN BATHROOM
- COMMUNAL GARDENS
- FREEHOLD
- AWARD WINNING ESTATE
- SOUGHT AFTER LOCATION
- VIEWING ADVISED



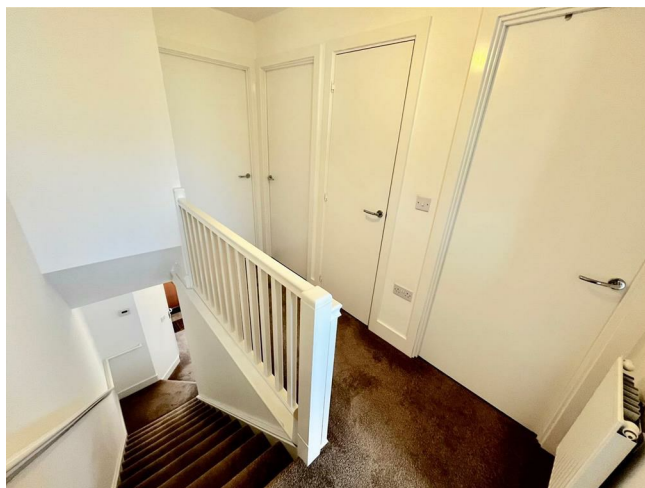
## Description

Located in The Staiths on January Courtyard, we welcome to the sales market this charming mid-terraced house. With three good size bedrooms, this property is ideal for families or those seeking extra space.

As you enter, you are greeted by an inviting open plan lounge, modern fitted kitchen and dining area which is perfect for entertaining guests or enjoying family meals. The layout maximises natural light, making the space feel airy and welcoming. The property boasts two bathrooms, which are finished to a high standard.

Being a freehold property, you will enjoy the benefits of ownership without the constraints of leasehold agreements. The sought-after location enhances the appeal, with local amenities, parks, and transport links within easy reach, making it an excellent choice for those looking to settle in a vibrant community.

Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity and early viewing is recommended.



ENTRANCE HALL

DOWNSTAIRS W.C.

5'5 x 2'9

LOUNGE

14'5 x 12'7

KITCHEN/DINING

15'9 x 9'11

LANDING

BEDROOM ONE

12'5 x 9'2

BEDROOM TWO

10'3 x 9'6

BEDROOM THREE

7'4 x 6'11











## BATHROOM

6'5 x 6'2

## 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: 69.9 m<sup>2</sup> ... 753 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
	<b>77</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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