



16 Exeter Street, Gateshead, NE8 4EY

£145,000





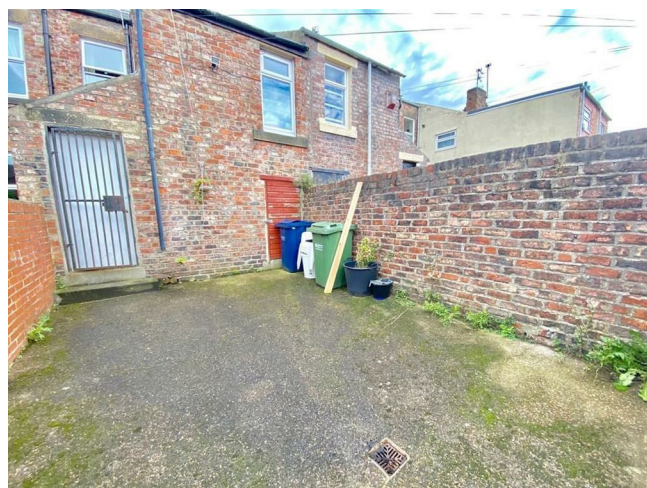
## Key features

- UPPER FLAT
- TWO BEDROOMS
- ROLL TOP BATH
- PRIVATE YARD
- MODERN FITTED KITCHEN
- CLOSE TO TOWN CENTRE
- TRADITIONAL FEATURES
- IDEAL FOR TRANSPORT LINKS
- REAR FACING LOUNGE
- VIEWING HIGHLY ADVISED



## Description

Located on the historic Exeter Street, we offer for sale this two bedroom upper flat. The property has been updated and comes with the benefit of UPVC double glazing and gas central heating. A communal vestibule leads to the private entrance, rear facing lounge with feature fireplace, modern fitted kitchen, bathroom with Victorian style roll top bath, and two bedrooms. There is a private yard located to the rear. The property has a great location close to Gateshead and Newcastle town centres with easy access to road and transport links.



#### ENTRANCE VESTIBULE

Shared with the down stairs property and having private entry into apartment.

#### LANDING

Stairs leading to the first floor landing.

#### LOUNGE

16 x 12 11

Facing the rear elevation and having a feature fireplace, central heating radiator and built in storage cupboard.

#### KITCHEN

12 7 x 8

Range of cream wall and base units complimented with dark wood coloured work tops, inset enamel sink unit with mixer tap, two UPVC windows, part tiled walls, plumbing for automatic washing machine, stainless steel gas hob, electric oven, cooker hood, tiling to the floor, central heating radiator and door leading to the rear exit hall.

#### BATHROOM

10 4 x 7 2

Roll top Victorian bath with shower mixer tap, wall mounted sink, part tiled, low level w.c, step in shower enclosure, tiling to the floor, and UPVC window.











#### BEDROOM ONE

18 x 13 11

Original decorative ceiling coving, ceiling rose, UPVC bay window, central heating tradition and polished floor.

#### BEDROOM TWO

10 7 x 7 6

Located to the front of the property and has a UPVC window and central heating radiator.

#### EXTERNAL


There is a private yard located to the rear of the property

#### DISCLAIMER


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) <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 energy efficient - higher running costs</i>		
	<b>72</b>	<b>79</b>
<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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