



25 The Stephenson, North Side, The Staithes, Gateshead, NE8 2BF

Offers Over £124,950



## Key features

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- BALCONY TO FRONT AND REAR
- ALLOCATED PARKING SPACE
- MODERN BATHROOM
- OPEN PLAN LOUNGE KITCHEN
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN



## Description

We welcome to the market this delightful first-floor apartment on The Stephenson, Staiths, which offers a perfect blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for couples, small families, or those seeking a stylish space to call home.

As you enter, you are welcomed into an open-plan lounge and dining area, which creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout allows for a seamless flow between the living and dining spaces, making it a wonderful spot for gatherings with friends and family.

One of the standout features of this apartment is the access to balconies at both the front and rear, providing lovely outdoor spaces to enjoy fresh air and sunshine. Whether you wish to sip your morning coffee or unwind with a book in the evening, these balconies offer a delightful retreat.

The property also boasts a well-appointed bathroom, ensuring convenience and comfort for all residents. With no onward chain, this apartment presents a fantastic opportunity for a swift and hassle-free move.

Situated in a vibrant community, this apartment is close to local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. This property is not just a place to live; it is a wonderful opportunity to embrace a lifestyle in a sought-after location. Do not miss the chance to make this charming apartment your new home.



ENTRANCE HALL

HALLWAY

LOUNGE/KITCHEN

28'4 x 10'8

BEDROOM ONE

11'4 x 9'6

BEDROOM TWO

8'8 x 6'8

BATHROOM

7'5 x 6'6

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) <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>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

212 High Street  
 Gateshead  
 Tyne And Wear  
 NE8 1AQ  
 0191 500 8 500  
 info@carousestateagents.com  
<https://www.carousestateagents.com>

