



16 Blue Quarries Road, Gateshead, NE9 6QT

Offers Over £80,000



Key features

- UPPER FLAT
- THREE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN
- VIEWING ADVISED



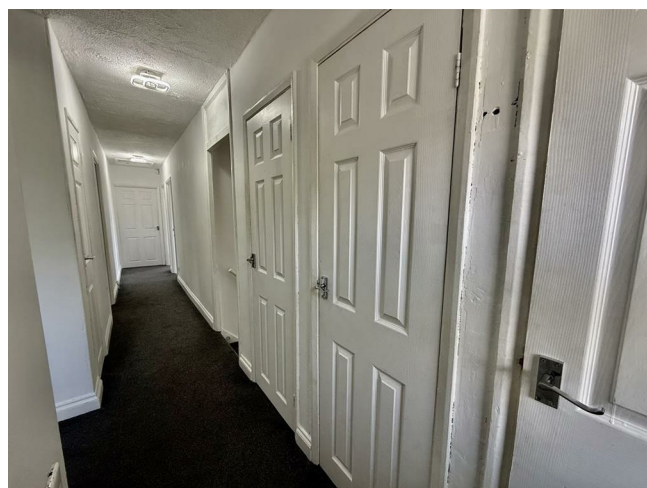
Description

Blue Quarries Road in Gateshead, this charming upper flat presents an excellent opportunity for those seeking a comfortable and convenient living space. Boasting three well-proportioned bedrooms, this property is ideal for families or professionals looking for extra room to breathe.

The flat features a welcoming reception room, perfect for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The bathroom is well-appointed, catering to the needs of modern living.

One of the standout features of this property is its proximity to local amenities. Residents will find a variety of shops, cafes, and services just a short stroll away, making daily errands a breeze. Additionally, the flat benefits from excellent transport links, providing easy access to surrounding areas and the city centre, which is perfect for commuters.

With no onward chain, this property is ready for you to move in without delay. Whether you are a first-time buyer, a growing family, or an investor, this flat offers a fantastic opportunity to secure a home in a desirable location. Do not miss the chance to make this delightful property your own.



STAIRWAY/LANDING

LOUNGE

16'8 x 14'11

KITCHEN

11'6 x 7'10

BEDROOM ONE

13'5 x 9'11

BEDROOM TWO

11'1 x 9'11

BEDROOM THREE

11'7 x 7'3

BATHROOM

7'7 x 5'5

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(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	

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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