



41 Fairway Court Fletcher Road, Ochre Yards, Gateshead, Tyne & Wear, NE8

Asking Price £220,000



## Key features

- FIRST FLOOR FLAT
- TWO DOUBLE BEDROOMS
- ENSUITE
- OPEN PLAN LOUNGE/KITCHEN
- FITTED BATHROOM
- ALLOCATED UNDERGROUND PARKING
- ELECTRIC HEATING
- EASY ACCESS INTO NEWCASTLE
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN



## Description

Ochre Yards, Gateshead, this delightful apartment on Fletcher Road offers a perfect blend of modern living and convenience. The property features two spacious double bedrooms, providing ample space for relaxation and rest. The first-floor flat boasts an open plan lounge and kitchen, creating a welcoming environment ideal for both entertaining guests and enjoying quiet evenings at home.

One of the standout features of this apartment is the underground allocated parking, a rare find in such a desirable location, ensuring that you will never have to worry about finding a space. Additionally, the property is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

Whether you are a first-time buyer, a young professional, or looking to downsize, this apartment presents an excellent opportunity to secure a stylish home in a thriving community. With its modern design and practical layout, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming duplex your new home.



ENTRANCE HALL

LOUNGE/KITCHEN

26'9 x 13'11

BEDROOM ONE

21'1 x 11'6

EN-SUITE

6'11 x 8'10

BEDROOM TWO

14'1 x 10'1

BATHROOM

10'3 x 6'4

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	

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### 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@carouselestateagents.com  
<https://www.carouselestateagents.com>

