



14 Sandringham Court, Sheriffs Close, Felling, Gateshead, NE10 9UB

Offers Over £69,950



Key features

- FIRST FLOOR FLAT
- TWO BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GREAT VIEWS
- ELECTRIC HEATING
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING
- VIEWING ADVISED



Description

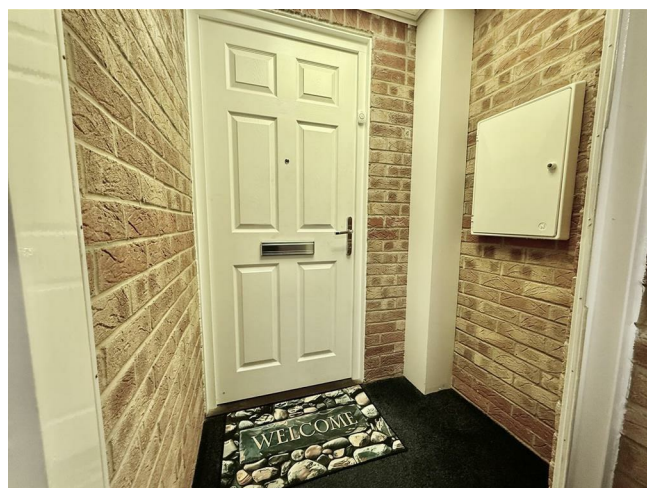
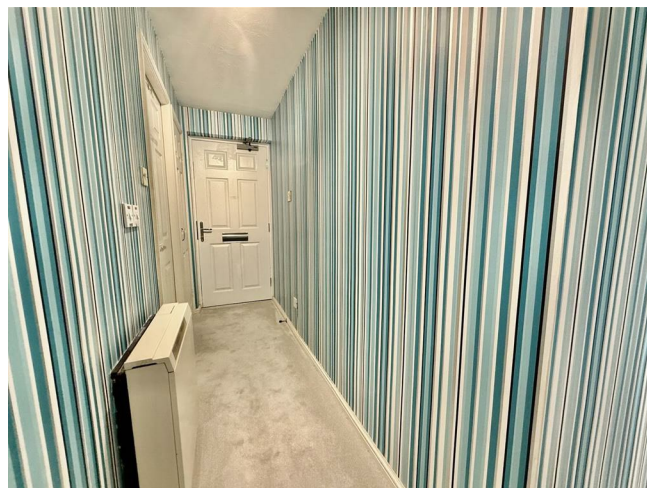
Welcome to this charming first-floor flat located on Sheriffs Close in the desirable area of Felling, Gateshead. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

As you enter the flat, you will find a fitted kitchen that is both functional and stylish, providing ample storage and workspace for all your culinary needs. The open layout allows for a seamless flow between the kitchen and living areas, creating a warm and inviting atmosphere perfect for entertaining or relaxing after a long day.

The flat also boasts a modern bathroom, ensuring comfort and convenience for its residents. Additionally, the property comes with allocated parking, a valuable feature in this bustling area, allowing you to park with ease.

Situated close to local amenities, this flat offers the perfect blend of tranquillity and accessibility. You will find shops, cafes, and parks just a short distance away, making it easy to enjoy the vibrant community that Felling has to offer.

This property presents an excellent opportunity for those looking to settle in a well-connected area with all the necessary conveniences at hand. Do not miss the chance to make this lovely flat your new home.



ENTRANCE HALL

LOUNGE
16'9 x 12'5

KITCHEN
10'3 x 6'4

BEDROOM ONE
12'8 x 9'11

BEDROOM TWO
12'2 x 6'3

BATHROOM
6'4 x 6'3

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended

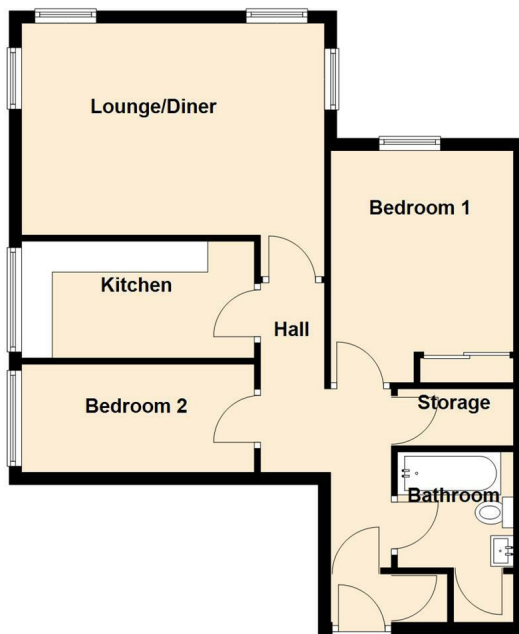






purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or 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.

First Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	79	84
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC 	

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