

For Sale

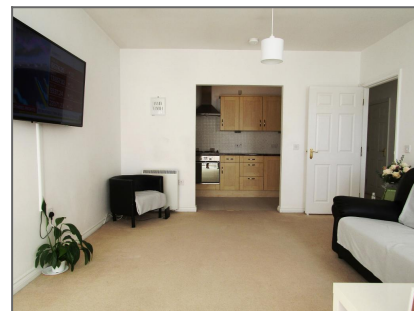
Kingfisher Court, Dunston, Dunston, NE11



Offers in Excess of £85,000

2 bedroom Apartment

- ✓ Well Presented Top Floor Apartment
- ✓ Panoramic Views
- ✓ Open Plan Lounge & Fitted Kitchen
- ✓ Two Double Bedrooms
- ✓ En Suite Sower Room off Bedroom
- ✓ Bathroom / W.C
- ✓ Gated Allocated Parking
- ✓ No Upper Chain



Description

PETER ROSS are delighted to offer for sale this TWO BEDROOM RIVERSIDE TOP FLOOR APARTMENT situated in the popular residential area of KINGFISHER COURT, RIVERSIDE, DUNSTON. This modern apartment will undoubtedly appeal to the first time buyer, professional couple or those simply wishing to down size from a larger property. Perfectly situated on the riverside and benefitting from panoramic views of the surrounding arrears and countryside. This property is within easy walking distance to the Gateshead staiths and into Newcastle city centre and within close proximity to the metrocentre, Gateshead city centre and all destinations to the North and South via the nearby A1 Western Bypass. Available with NO UPPER CHAIN the property itself provides communal entrance and hallway with a lift to all floors, entrance door to hallway, open plan lounge with fitted kitchen and balcony off the lounge area, two double bedrooms with en suite shower room off bedroom one, bathroom / w.c., gated allocated private parking space in the basement. This property will appeal to a wide variety of potential buyers and benefits from electric storage heating system and double glazing. We expect a high level of interest in this property, please contact us at your earliest convenience for more information or to arrange your appointment to view on 0191 488 6080. sales@peterross.co.uk or find us on Facebook.



Bedroom One



Bedroom One

Ground Floor

Communal entrance door - Security system to hallway and lift.

Hallway to Lift -

Fifth Floor

To apartments -

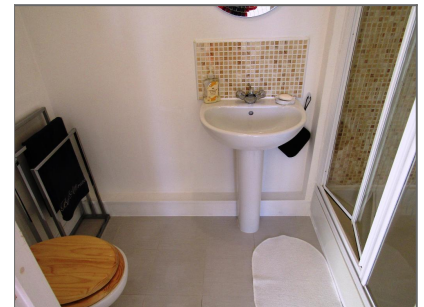
Entrance door to hallway -

Hallway - Storage cupboard housing the boiler, electric storage heater, power points and loft access.

Open plan lounge & fitted kitchen - 24' 2" x 12' 3" (7.38m x 3.75m) TV and power points, two electric storage heaters, double glazed French doors to Juliet balcony over looking the front elevation, double glazed patio door out onto the balcony with panoramic views over surrounding arrears and countryside.

Fitted Kitchen

Modern wall and base units with bench tops incorporating an electric hob and oven with an extractor hood over. One and half bowl stainless sink and drainer with mixer tap and tiled splash backs. Integrated washer/dryer and power points.



En Suite



En Suite



Bedroom One - 12' 7" x 9' 10" (3.86m x 3.02m) Double glazed window over looking the front elevation, electric storage heater and power points, door to the en suite shower room.

En Suite shower room - Shower cubicle with shower over, w.c, pedestal wash hand basin and extractor fan.

Bedroom Two - 9' 1" x 10' 0" (2.79m x 3.07m) Double glazed window over looking the front elevation, electric storage heater and power points.

Bathroom / W.C - Three piece suite comprising of panelled bath with shower, w.c and pedestal wash hand basin. Tiled splash backs and extractor fan.

Basement

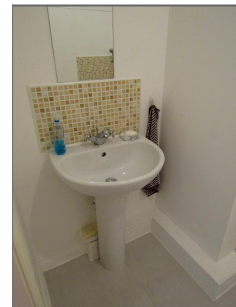
Allocated parking space - Gated allocated parking space accessed by a security system.



Bedroom Two



Bathroom / W.C

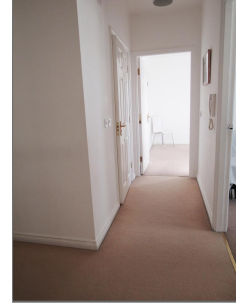


Bathroom / W.C



Hallway





Hallway

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.