



20 Chandos Street, Gateshead, NE8 4AB

Offers Over £59,950

Located on Chandos Street, this charming first-floor flat offers a delightful blend of space and potential. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families seeking a comfortable home in a central location. Upon entering, you are greeted by a welcoming entrance hallway that leads to a spacious living room and dining area, perfect for entertaining guests or enjoying quiet evenings at home. The main bedroom features a lovely fire surround, adding character and warmth to the space, while the second bedroom provides additional versatility for guests, a home office, or a child's room. The flat also includes a well-appointed bathroom, ensuring convenience for daily routines. Outside, residents can enjoy a shared yard to the rear, offering a pleasant outdoor space for relaxation or socialising. This property is sensibly priced, allowing for personal updates and improvements to truly make it your own. We highly recommend viewing this flat to fully appreciate its spacious accommodation and prime location. Don't miss the opportunity to secure a lovely home in Gateshead that combines comfort with the potential for your own personal touch.

ENTRANCE HALL

Access to the flat is via a hardwood timber glazed door. A staircase leads to the first floor.

FIRST FLOOR LANDING



With a bespoke spindle staircase and internal doors open into the lounge/dining area and both bedrooms.

LOUNGE/DINING ROOM

18'9" x 14'4" (5.74m x 4.37m)



A lovely open plan room which has two double glazed windows. There is a radiator and storage cupboards are fitted into either alcove. An internal door opens into the kitchen.

KITCHEN

11'6" x 6'8" (3.51m x 2.05m)



The kitchen is fitted with a modern range of floor and wall units with working surfaces, a single drainer sink unit which is fitted with a mixer tap and single drainer. Built in appliances include a gas hob with an electric oven fitted below and extractor fan fitted above, wall mounted combi boiler and spotlights are fitted into the ceiling. A timber door opens into the rear yard and an opening leads through into the bathroom.

BATHROOM



With a white three piece suite which briefly comprises; paneled bath with a shower fitted above, hand wash basin and a low level WC. The walls and floor are tiled, a double glazed window overlooks the side aspect. Radiator.

BEDROOM ONE

15'1" x 11'8" (4.61m x 3.58m)



With a radiator and a double glazed window overlooks the front aspect. A period fireplace is fitted to the chimney breast and a raised cupboard fitted into one of the alcoves.

BEDROOM TWO

11'0" x 7'6" (3.36m x 2.29m)



With a radiator and a double glazed window overlooking the front aspect.

External

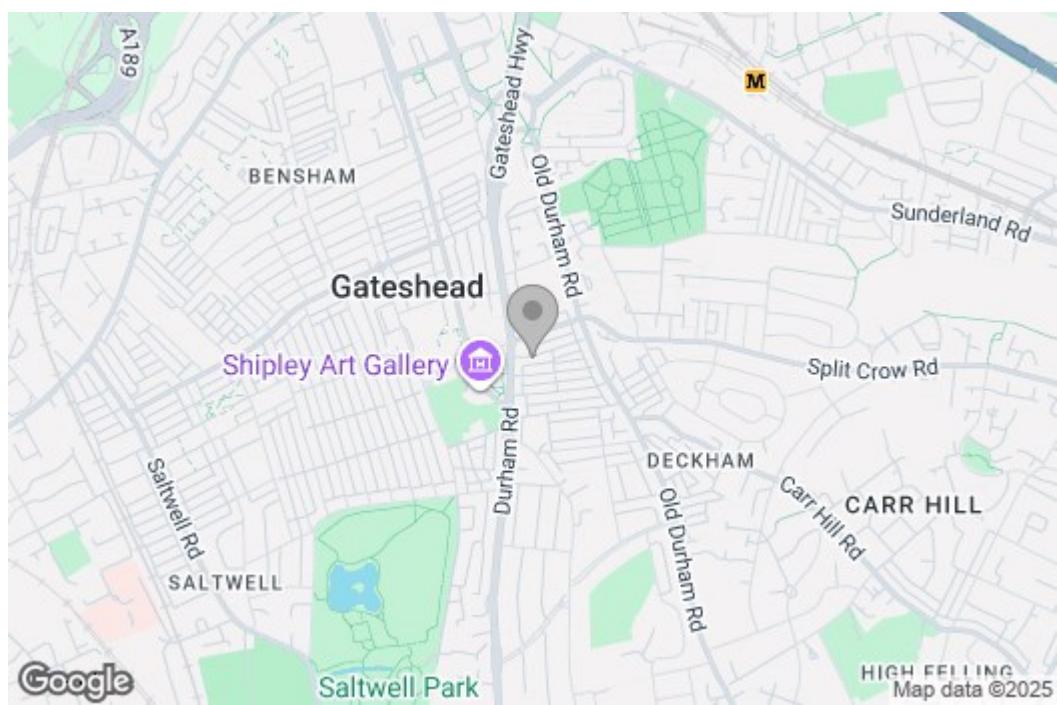
Shared rear yard.

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

429 Durham Road
Gateshead
NE9 5AN

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	75
(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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	76
(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	