

# STUART EDWARDS



Green Lane  
, Gateshead NE10 0QX

Asking Price £160,000

**Council Tax Band: B**

**EPC Rating: C**

**FULL DESCRIPTION**

An exceptional apartment conveniently situated on Gateshead Riverside.

Completely refurbished with top quality fixtures and fittings throughout. Perfect for any buyer looking for a well located property, in ready to move into condition.

Having been constructed to a high specification, the building won awards with RICS & Northern LABC.

Accessed via a secure entry phone system, the apartment it self comprises of an open plan living/dining/kitchen area with stylish newly fitted kitchen and integrated appliances. The living area has double French Doors giving access to the outside balcony area to enjoy the idyllic setting of this property. The master bedroom boasts a contemporary dressing room leading off with a range of fitted units, drawers and hanging rails to provide ample storage for clothes. In addition, there is a further double bedroom and newly fitted luxury bathroom suite.

Externally there's an underground parking area with one allocated parking space.

Benefiting from triple glazing, underfloor electric heating, new floor coverings and re-decoration throughout.

Friars Wharf apartments have a lot to offer in terms of location. Situated on the banks of the River Tyne, and in close proximity to both Gateshead and Newcastle City Centres as well as having good access to local transport links. Being just one stop from Newcastle Central Train Station and 30 minutes from Newcastle Airport.

Available with no onward chain, viewings are recommended.

**OPEN PLAN LIVING SPACE**

16'4" x 21'1"

**LOUNGE**

Laminate flooring and double glazed French Doors accessing the balcony.

**KITCHEN**

Modern range of handleless wall and floor units, incorporating breakfast bar, splashbacks, laminate worktops and inset stainless steel sink and drainer unit with mixer tap. Integrated fridge/freezer, dishwasher, automatic washing machine and stainless steel oven with ceramic hob and extractor hood. Spot lighting, laminate flooring and storage cupboard housing the hot water tanks.

**MASTER BEDROOM**

12'4" 9'6"

**DRESSING ROOM**

Range of newly fitted furniture, incorporating drawers and hanging rails. New carpet and spot lighting,

**BEDROOM 2**

11'5" x 9'6"

**BATHROOM**

9'3" x 5'9"

Newly fitted contemporary bathroom suite comprising, low level wc, a range of stylish fitted storage unit with inset wash hand basin and waterfall tap. Panel bath with mains fed shower over and glass screen, large feature mirror, spot lighting and fully tiled walls and flooring.

**SPACIOUS BALCONY**

**UNDERGROUND SECURE PARKING**

With one allocated parking space.

**EPC.**

EPC Rating - C

EPC Link - <https://find-energy-certificate.service.gov.uk/energy-certificate/0370-2300-9420-2695-4665>

**LEASEHOLD.**

We have been informed that the property is Leasehold. Interested purchasers should seek clarification of this from their Solicitors.

1 & 2 Blue Coat Buildings, Claypath,  
Durham, County Durham, DH1 1RF

0191 3848440  
[enquiries@stuarterdwards.com](mailto:enquiries@stuarterdwards.com)  
[www.stuarterdwards.com](http://www.stuarterdwards.com)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

