



Carouse
EstateAgents 

ASHGROVE TERRACE, SHIPCOTE

£449,950





DESCRIPTION

A rare opportunity to acquire this imposing double fronted mid terraced house in this popular Gateshead location. The property is currently used as a HMO with current certificates in place and revenue to interested parties upon request. The property has been well maintained and the 7 bedrooms have refurbished en-suite shower rooms. To the ground floor there is a 21ft modern kitchen with lounge area. The property boasts UPVC double glazing and gas central heating and offered with vacant possession. Located close to local high street with bus routes to Gateshead & Newcastle an early inspection comes highly advised.



ENTRANCE HALL

Having original balustrade, central heating radiator, storage cupboard.

KITCHEN/BREAKFAST/LOUNGE

21' x 8' 7" (6.4m x 2.62m) Fitted with modern cream coloured wall and base units, electric double stainless steel oven with gas hob and cooker hood above, stainless steel sink unit with mixer tap, wall mounted central heating boiler, central heating radiator, two UPVC windows and exit door out to the rear.



LOUNGE/BEDROOM ONE

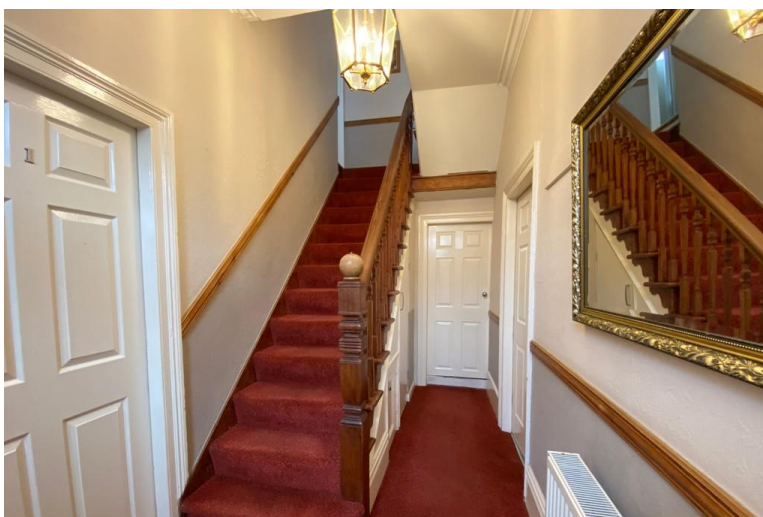
15' x 14' (4.57m x 4.27m) UPVC box bay window, central heating radiator.

En suite having a step in shower, low level w.c and tiling to the wall and floor.

BEDROOM TWO

14' 0" x 11' 0" (4.27m x 3.35m) UPVC window, central heating radiator.

En suite having a step in shower, low level w.c and tiling to the walls and floor.



FIRST FLOOR

A turning staircase leads to the first floor.

BATHROOM

Modern suite which comprises of a panelled bath, pedestal wash basin, low level w.c, UPvc window, central heating radiator and extractor fan.



SHOWER ROOM

Having a step in shower, low level w.c, UPVC window and tiling to the walls and floor.

BEDROOM THREE

13' 4" x 13' 7" (4.06m x 4.14m) To the rear elevation with UPVC window, central heating radiator.

Ensuite having a step in shower, low level w.c and tiling to the walls and floor.

BEDROOM FOUR

12' 6" x 11' 8" (3.81m x 3.56m) UPVC window, central heating radiator.

En suite having a step in shower, low level w.c and wiling to the walls and floor.

BEDROOM FIVE

11' 6" x 8' 6" (3.51m x 2.59m) UPVC window, central heating radiator.

En suite having a step in shower, low level w.c and tiling to the walls and floor.



TOP FLOOR

Skylight window allowing plenty of natural light and central heating radiator.



BEDROOM SIX

13' 5" x 11' 2" (4.09m x 3.4m) UPVC dormer window, central heating radiator and original Victorian fireplace.

Ensuite having a step in shower, low level w.c and wiling to the walls and floor.

BEDROOM SEVEN

15' 9" x 10' 4" (4.8m x 3.15m) UPVC Dormer window and central heating radiator.



EXTERNAL

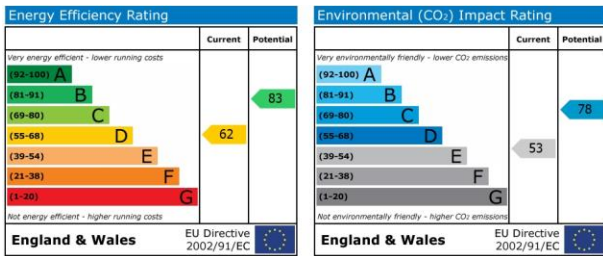
Walled garden lies to the front and a enclosed yard lies to the rear.

DISCLAIMER

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.



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

