

# BRUNTON

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## RESIDENTIAL



**WORSDELL DRIVE, GATESHEAD, NE8**

**Offers Over £185,000**



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Stylish & Well Presented Modern Apartment Boasting Two Great Bedrooms, a Wonderful Open Plan Living, Dining and Kitchen Space with Private West Facing Balcony with Views, Bathroom plus En-Suite, Allocated Parking Space & Lift Access!

This excellent, two bedroom, purpose built apartment is ideally located to the third floor of Bittern House, within the desirable Ochre Yards development, Gateshead. Ochre Yards is a modern and highly considered development of apartments which was originally constructed back in 2006, with the construction of Bittern House itself being undertaken in 2016, and is ideally placed on the edge of Gateshead and The Quayside.

The property is perfectly positioned to provide just a 10 minute walk into Newcastle City Centre, Newcastle's Central Station and the delightful Quayside, with its excellent offering of restaurants, cafes and beautiful riverside walks.



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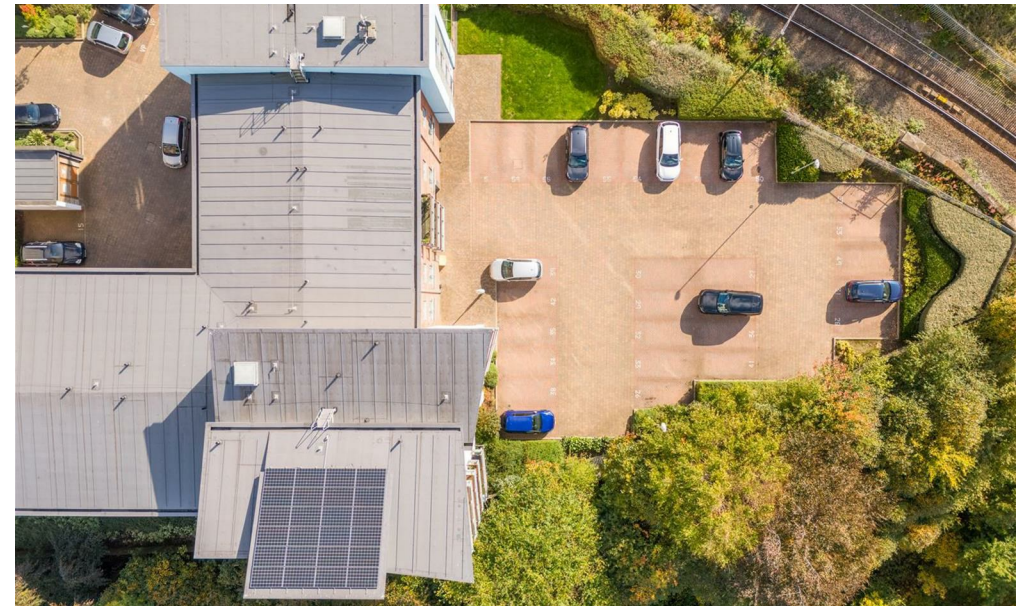
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The apartment itself is accessed via a communal hallway with lift and stair access to all floors. Private entrance at the 3rd floor level, which leads into a hallway with store cupboard. The hallway then leads into an impressive, open plan lounge, dining and kitchen space with high gloss cabinetry and integrated appliances to the kitchen area. French doors from the living space lead onto the private, west facing balcony with uninterrupted views out towards the River Tyne.

The hallway then leads through to two good sized bedrooms. Bedroom one is a comfortable double with access to an en-suite shower room with WC | Bedroom two with fitted storage and west facing window. The hallway also provides access to a bathroom with three piece suite. The apartment also offers an allocated parking space which is located just outside the block.

Well-presented throughout with double glazed windows and electric heating, this great purpose built apartment simply demands an early inspection.





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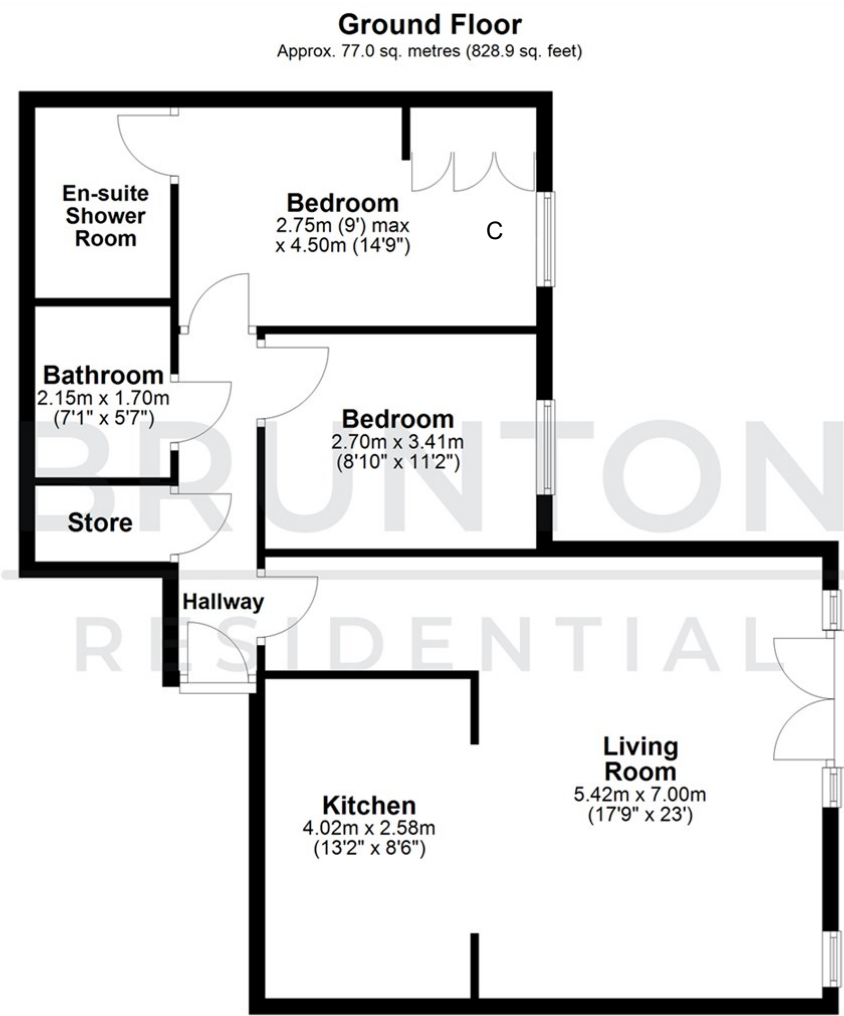
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TENURE : Leasehold

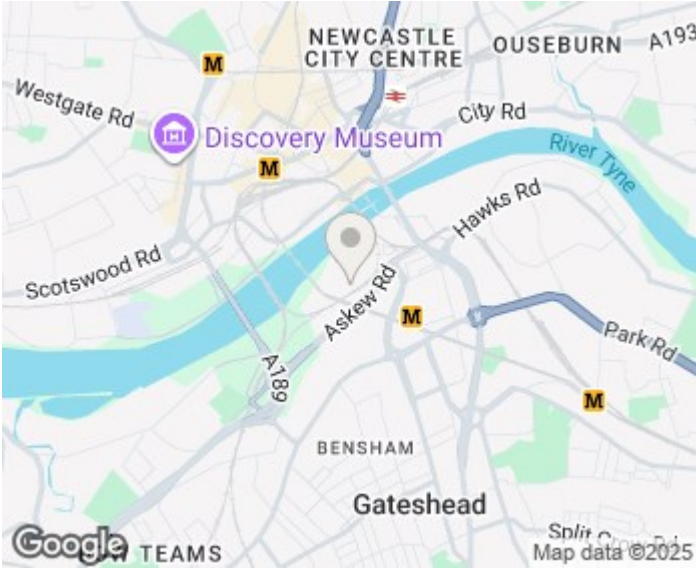
LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	