



6, Skylark Row, Baldwins Gate, Newcastle, ST5 5FG



£60,000

**SHARED OWNERSHIP OPPORTUNITY** - An immaculately presented semi-detached property location in Baldwins Gate within a modern and sought after development. Offering accommodation comprising; entrance hall, spacious living room, kitchen diner, with fitted appliances, guest cloakroom, two double bedrooms and a stylish bathroom. Benefitting from off-road parking for two vehicles, an enclosed rear garden, gas combi central heating, uPVC double glazed windows and doors throughout. A 25% share of the equity is available to purchase, the remainder is owned by Cerris Homes with a required monthly rental payment plus service charge.

Early Viewing Essential.



01785 811 800

<https://www.tgprop.co.uk>



#### Entrance Hall

A composite part obscure double glazed front door opens to the hallway. Offering scrubbed oak finish laminate flooring, radiator, doorway to the living room and access to the first floor stairs.

#### Living Room

A spacious reception room offering a uPVC double glazed window to the front elevation, radiator, scrubbed oak finish laminate flooring, central heating thermostat and doorway to the kitchen diner.

#### Kitchen Diner

Fitted with a range of gloss grey finish wall and floor units, contrasting marble effect work surfaces with brick tile splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Radiator, uPVC double glazed window and French doors opening to the rear patio and garden, scrubbed oak finish laminate flooring, extractor fan, under stairs storage cupboard and doorway to the guest cloakroom. Wall cupboard housing a Vaillant Eco-Tec Sustain 34 gas combi heating boiler.

Appliances including: stainless steel gas hob with stainless steel splash-back and matching extractor hood and light above, integral electric oven. Plumbing for a washing machine and space for a freestanding upright fridge freezer.

#### Guest Cloakroom

Fitted with white suite comprising; low level push button WC and pedestal wash hand basin with tiled splash-back and chrome taps. Radiator, uPVC obscure double glazed window to the side aspect, extractor fan and scrubbed oak finish laminate flooring.

#### First Floor

##### Stairs & Landing

With carpet throughout and loft access.

##### Bedroom One

Offering two uPVC double glazed windows to the front of the property, feature part panelled wall, storage cupboard, radiator and carpet,

##### Bedroom Two

A second good size double bedroom with two uPVC double glazed windows overlooking the rear garden, radiator and carpet,

##### Bathroom

Fitted with white suite comprising: standard bath, panel and shower screen with chrome taps and Triton T80 electric shower system above, low level push button WC, pedestal wash hand basin with tiled splash-back and chrome taps. Part tiled walls, uPVC obscure double glazed window to the side aspect, radiator, extractor fan and tile effect vinyl flooring.

##### Outside

The property is approached via a block paved driveway providing off road parking for two vehicles.

#### Front

With paved pathway leading to an open porch with coach light before the front door. There is side access to the rear garden via a paved pathway and wooden gate.

#### Rear Garden

The enclosed rear garden offers a paved patio and pathway, lawn, stocked borders, timber fence panelling, exterior light, power and water connections.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion

Freehold - 25% ownership available

Rent £455.02 PCM

Service Charge £50.07 PCM

(Ask Tinsley Garner Limited for further details)

Council Tax Band C

#### Services

Mains gas, water, electricity and drainage.

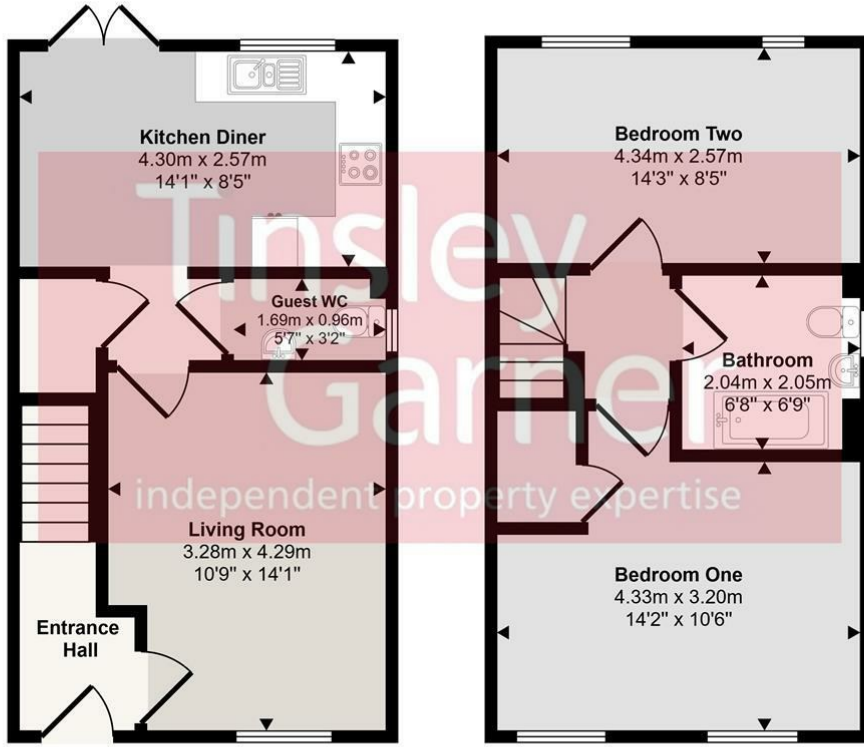
Gas combi central heating.

#### Viewings

Strictly by appointment via the agent.



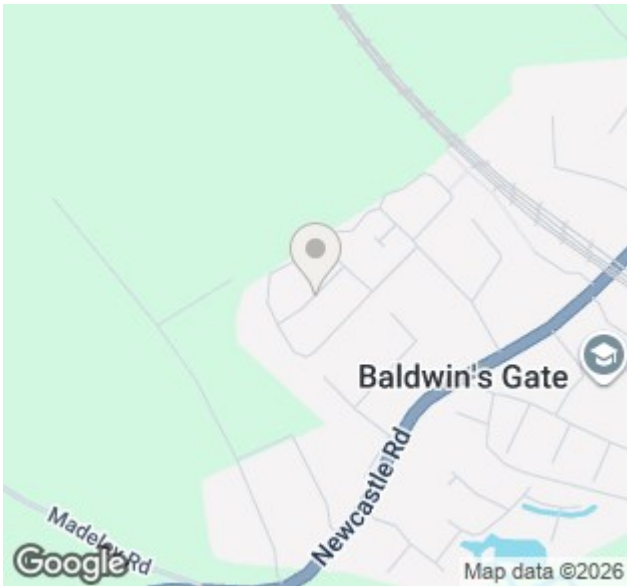
Approx Gross Internal Area  
70 sq m / 759 sq ft



Ground Floor  
Approx 35 sq m / 379 sq ft

First Floor  
Approx 35 sq m / 380 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>96</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>92</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
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