



147 Brighton Road, Gateshead, NE8 1XS

£59,950

*****Ideal Investment Opportunity***** This spacious two-bedroom ground floor flat, boasting a charming bay window, is in need of full refurbishment, making it the perfect project for those seeking to create a bespoke living space. Situated on Brighton Road in the heart of Gateshead, this property offers great potential for the discerning buyer. With its convenient location and realistic asking price, this property presents an excellent opportunity for those looking to add value through renovation. Early viewing is highly recommended to avoid missing out on this promising investment. Private rear yard.

HALLWAY

LOUNGE



KITCHEN



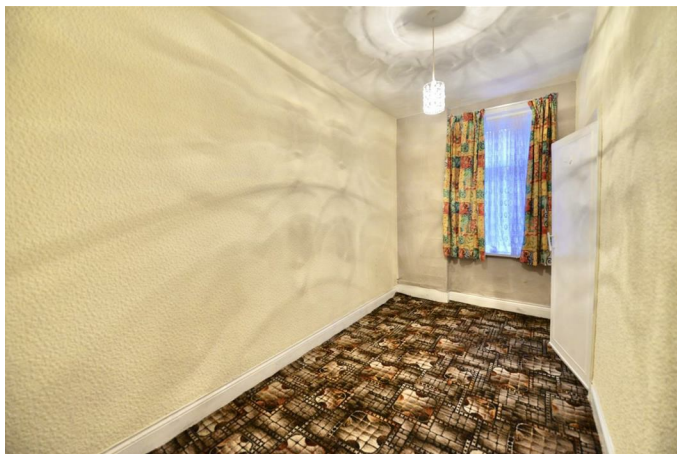
BATHROOM/ W.C



BEDROOM ONE



BEDROOM TWO



EXTERNAL



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.

Tenure

Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

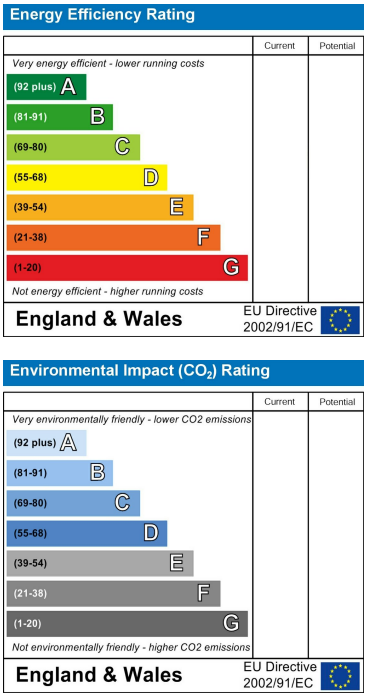
Area Map



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 firm's employment has the authority to make or give an representation or warranty in respect of the property.

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Energy Efficiency Graph



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