GORDON BROWN









26 Maxwell Street, Gateshead, NE8 4TX

Offers Over £79,950

Located on Maxwell Street in Gateshead, this well-presented first-floor flat offers a delightful blend of comfort and convenience. With spacious accommodation throughout, this property is perfect for those seeking a modern living experience. Upon entering, you are welcomed into a bright and airy living room, which features built-in storage, providing both functionality and style. The kitchen is thoughtfully designed, offering ample space for appliances and direct access to a private rear yard, ideal for enjoying the outdoors. The flat boasts two generously sized double bedrooms, each equipped with built-in wardrobe storage, ensuring that space is maximised and clutter is kept at bay. The bathroom is well-appointed, catering to all your needs. In addition to the interior comforts, this property includes a private rear yard and a single garage with an up-and-over door adds further convenience, providing secure parking or additional storage options. This flat is an excellent opportunity for first-time buyers, small families, or those looking to downsize, offering a blend of practicality and charm in a desirable location. Don't miss the chance to make this lovely flat your new home.

ENTRANCE HALLAWAY

FIRST FLOOR LANDING



BEDROOM ONE

13'10" x 10'4" (4.24m x 3.15m)





BEDROOM TWO

9'2" x 8'5" (2.80m x 2.57m)



LIVING ROOM

15'7" x 15'5" (4.75m x 4.72m)







KITCHEN

11'1" x 8'8" (3.40m x 2.65m)





BATHROOM

11'4" x 4'4" (3.46m x 1.33m)



EXTERNAL



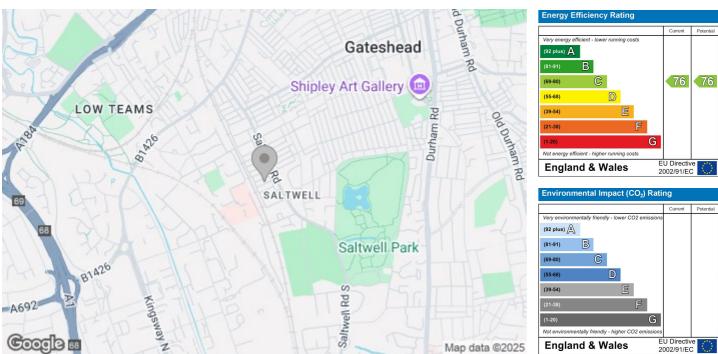
SINGLE GARAGE

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.

Area Map **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and o 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 firms employment has the authority to make or give an representation or warranty in respect of the property.