



238 Whitehall Road, Gateshead, NE8 4PU

Offers Over £70,000

Located on Whitehall Road in Gateshead, this charming two-bedroom ground floor flat presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a practical layout, beginning with an inviting entrance hallway that leads to the main bedroom, situated at the front of the flat. The central lounge serves as a welcoming space, providing access to the second bedroom and the kitchen. The kitchen is functional and offers direct access to the rear yard, perfect for enjoying a breath of fresh air or for potential outdoor enhancements. Adjacent to the kitchen, you will find the bathroom, which includes a W.C., ensuring convenience for residents and guests alike. The flat benefits from double glazing and gas central heating, providing warmth and comfort throughout the year. While the property does require a degree of work, it offers a fantastic canvas for those looking to personalise their living space and add value. Additionally, the shared yard at the rear provides a communal outdoor area. This flat is not only a practical choice for those entering the property market but also a promising investment opportunity in a desirable location. With its potential and convenient layout, this property is well worth a viewing.

ENTRANCE HALLWAY



LOUNGE

18'4" x 11'5" (5.59 x 3.48)



KITCHEN

11'6" x 7'7" (3.53 x 2.33)



BEDROOM ONE

16'10" x 11'10" (5.14 x 3.63)



BEDROOM TWO

14'1" x 7'4" (4.30 x 2.25)



BATHROOM / W.C



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.

Floor Plan

Area Map



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

Energy Efficiency Graph

