



## 28 Exeter Street, Gateshead, NE8 4EY

Offers Over £149,950

Nestled on the highly sought-after Exeter Street in Gateshead, this absolutely stunning first-floor flat offers a perfect blend of comfort and style. With spacious accommodation throughout, this property is ideal for families or professionals seeking a modern living space. Upon entering, you are welcomed by a communal front entrance hallway that leads to a well-appointed first-floor landing. Here, you will find a partially floored and extra insulated loft, providing ample storage space for your belongings. The living room is a true highlight, featuring a charming fireplace that adds warmth and character to the home. The kitchen is both functional and stylish, equipped with an integrated oven, and a wine rack, making it perfect for entertaining guests or enjoying quiet evenings at home. The bathroom is fully tiled, offering a clean and contemporary feel. This flat boasts three well-proportioned bedrooms, including a main bedroom that provides a peaceful retreat. The two additional bedrooms are also generously sized, ensuring that everyone has their own space. One of the standout features of this property is the private South Westerly facing yard at the rear, which includes an up and over door for secure off-street parking. This outdoor space is perfect for enjoying sunny afternoons or hosting gatherings with friends and family. Viewings are highly recommended to truly appreciate the quality and charm of this exceptional home.

Don't miss the opportunity to make this delightful flat your own in one of Gateshead's most desirable locations.



## JOINT ENTRANCE

## ENTRANCE HALLWAY

## FIRST FLOOR LANDING



## LIVING ROOM

15'10" x 13'3" (4.85m x 4.04m)



## KITCHEN

12'10" x 8'7" (3.92m x 2.62m)



## BATHROOM

8'0" x 6'2" (2.46m x 1.90m)



## BEDROOM ONE

18'5" x 13'1" (5.62m x 4.00m)



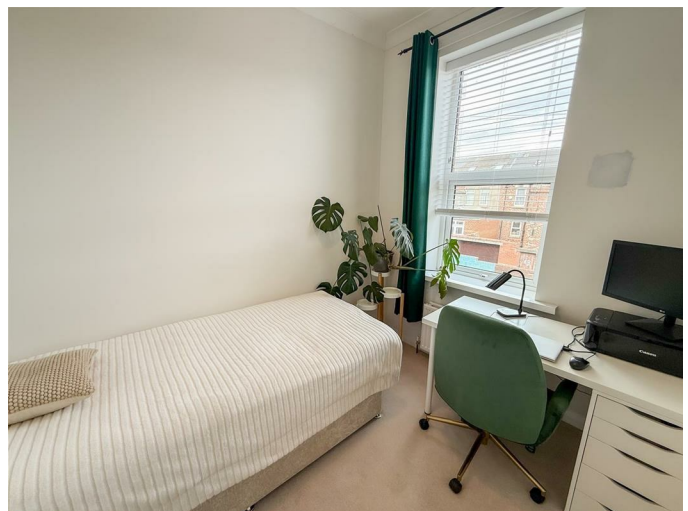
## BEDROOM TWO

11'5" x 8'1" (3.50m x 2.47m)

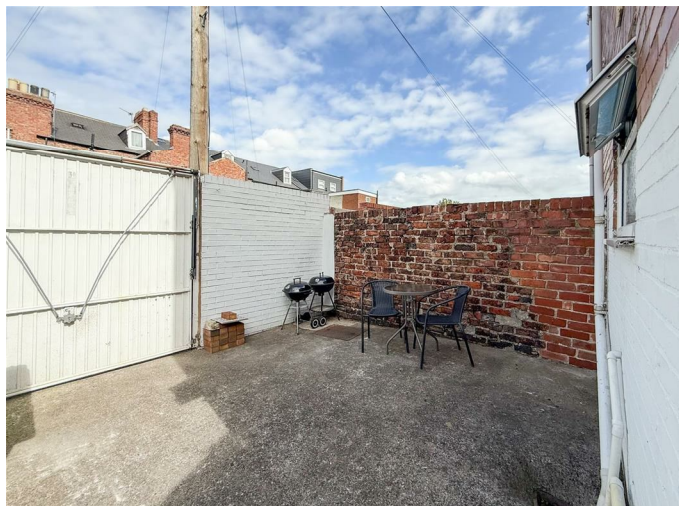


## BEDROOM THREE

9'8" x 7'8" (2.96m x 2.35m)



## EXTERNAL



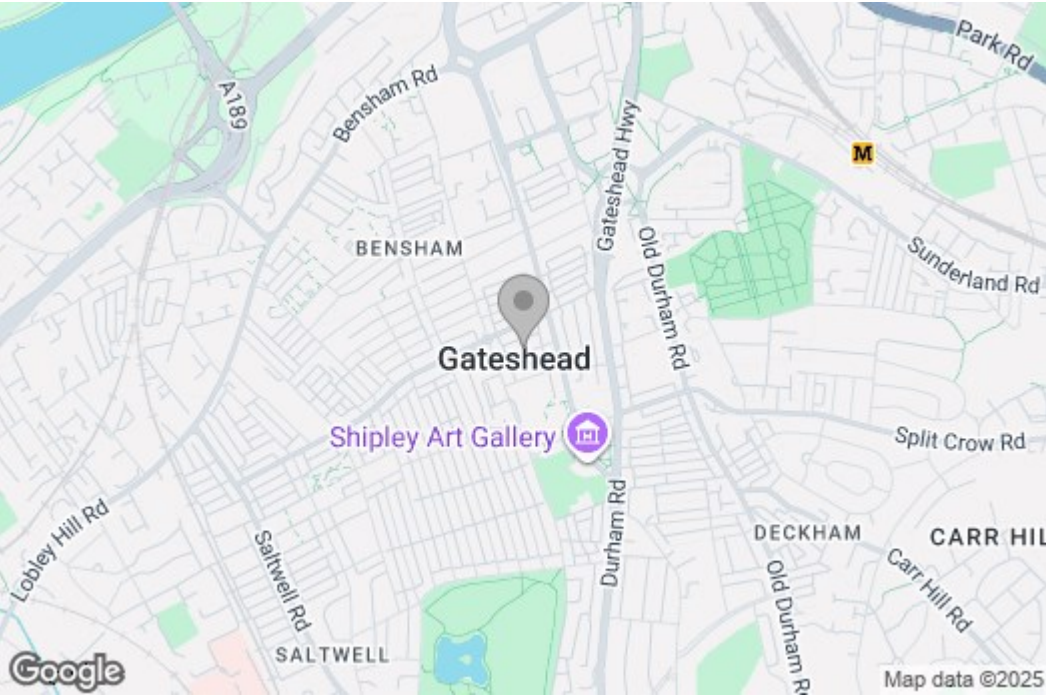
## CAR STANDAGE

### Property disclaimer

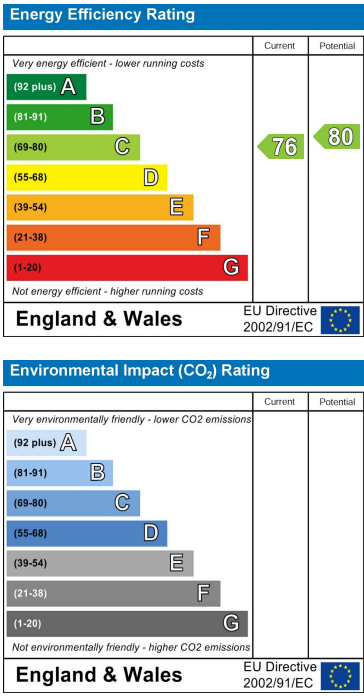
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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



Energy Efficiency Graph



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.