



## 207 Brinkburn Avenue, Gateshead, NE8 4JX

Offers Over £115,000

Located on Brinkburn Avenue, this delightful two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. Located conveniently at the park end of the street, residents will find themselves within a pleasant walking distance of the picturesque Saltwell Park, perfect for leisurely strolls or outdoor activities. Upon entering the property, you are greeted by a welcoming hallway that leads to a spacious lounge with log burning stove, a modern well-appointed kitchen offers functionality and ease, making meal preparation a joy. The apartment features two comfortable bedrooms, bedroom one having alcove storage and providing ample space. A well-maintained bathroom with a W.C. completes the accommodation, ensuring all essential amenities are readily available. This flat is in good condition, boasting double glazing and gas central heating, which contribute to a warm and inviting atmosphere throughout the year. Additionally, the property benefits from a yard to the rear, offering a private yard with shared access for enjoying fresh air. With its prime location, modern conveniences, and appealing features, this apartment is a fantastic choice for those looking to enter the property market or expand their investment portfolio. Do not miss the chance to make this lovely flat your new home or rental opportunity.



## ENTRANCE HALLWAY



## LOUNGE

14'8" x 12'7" (4.49 x 3.86)

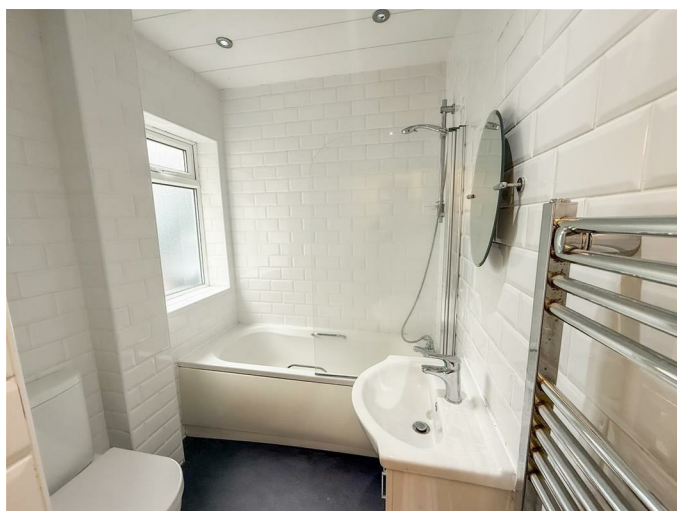


## KITCHEN

11'2" x 7'9" (3.42 x 2.37)



## BATHROOM/W.C



## BEDROOM ONE

17'7" x 12'9" (5.36 x 3.91)



## BEDROOM TWO

14'4" x 7'2" (4.39 x 2.19)



## EXTERNAL



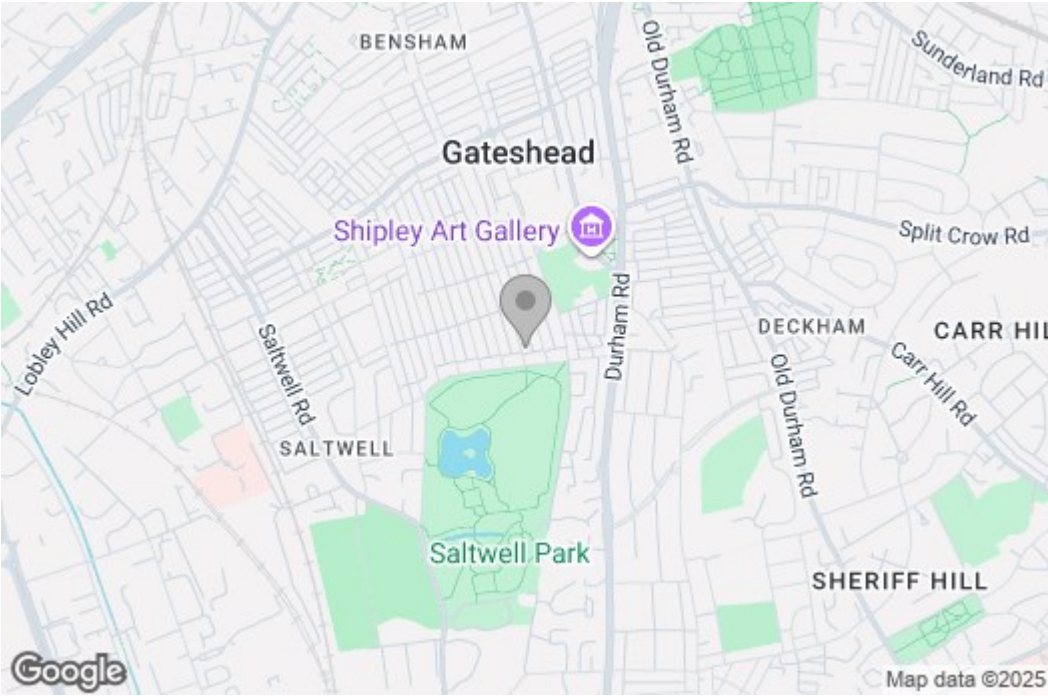
## Property disclaimer

**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

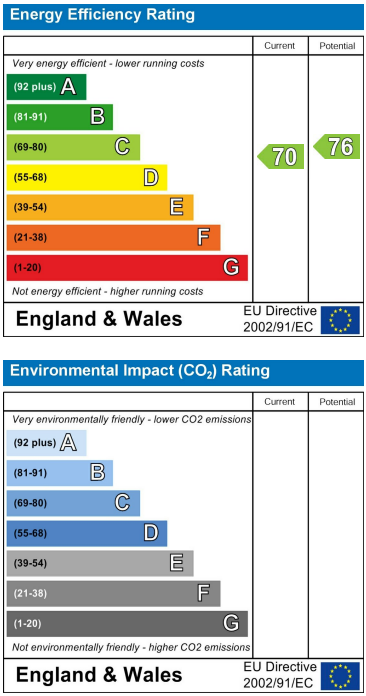
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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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