



## 39 Moore Street, Gateshead, NE8 3PN

£65,000

Nestled on Moore Street in the vibrant area of Gateshead, this charming first-floor flat presents an excellent opportunity for those seeking a spacious and comfortable living space. With two well-proportioned bedrooms and a welcoming reception room, this property is perfect for individuals or small families looking to create their ideal home. The living and dining area boasts a delightful feature fireplace, adding character and warmth to the space. The kitchen, conveniently located, provides access to the rear exit, making it practical for everyday living. Additionally, the rear hallway is equipped with plumbing for a washing machine, enhancing the functionality of the flat. The main bedroom offers a pleasant outlook, ensuring a bright and airy atmosphere, while the second bedroom provides versatility for guests, a home office, or a child's room. The bathroom is well-appointed, catering to all your essential needs. Outside, the property features a yard to the rear, providing a private outdoor space for relaxation or gardening. Although the flat is in need of some tender loving care, it holds immense potential to be transformed into a lovely home that reflects your personal style. This sensibly priced flat is a fantastic opportunity for those looking to invest in a property with room for improvement. We highly recommend viewing to fully appreciate the spacious accommodation and the possibilities that await. Don't miss out on the chance to make this flat your own in the heart of Gateshead.



## ENTRANCE HALLWAY

## FIRST FLOOR LANDING



## LIVING/DINING ROOM

18'0" x 14'5" (5.50m x 4.41m)



## KITCHEN

8'0" x 7'0" (2.44m x 2.14m)



## BATHROOM

7'8" x 5'8" (2.34m x 1.73m)



## BEDROOM ONE

14'2" x 12'6" into alcoves (4.34m x 3.83m into alcoves)



## BEDROOM TWO

9'3" x 7'3" (2.82m x 2.22m)



## EXTERNAL

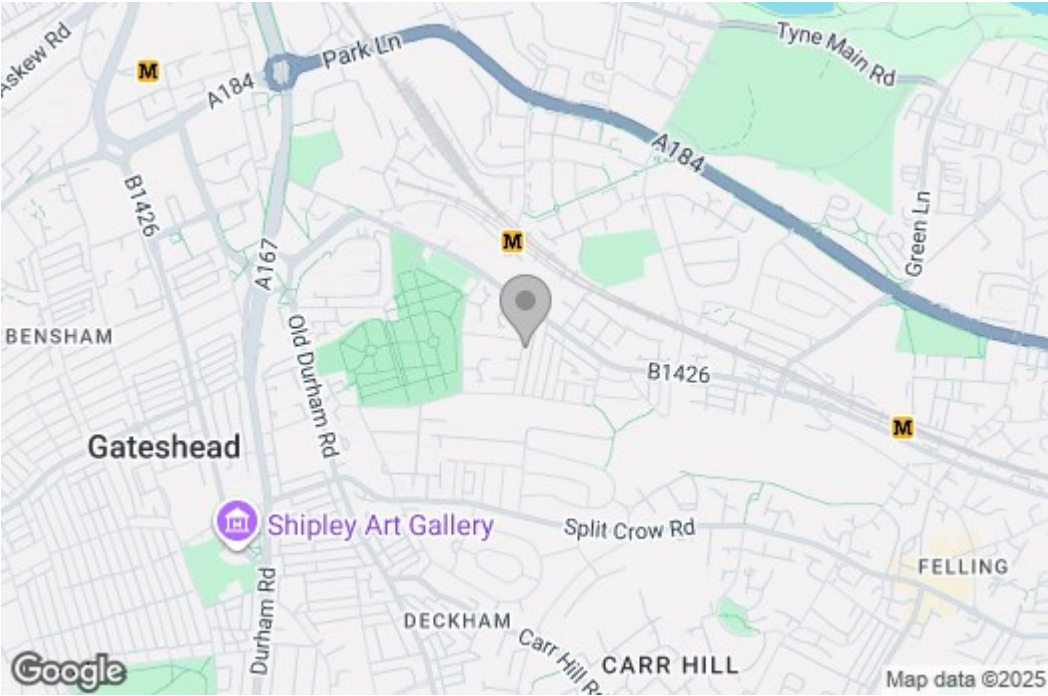
### Property disclaimer

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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.

Energy Efficiency Graph

