

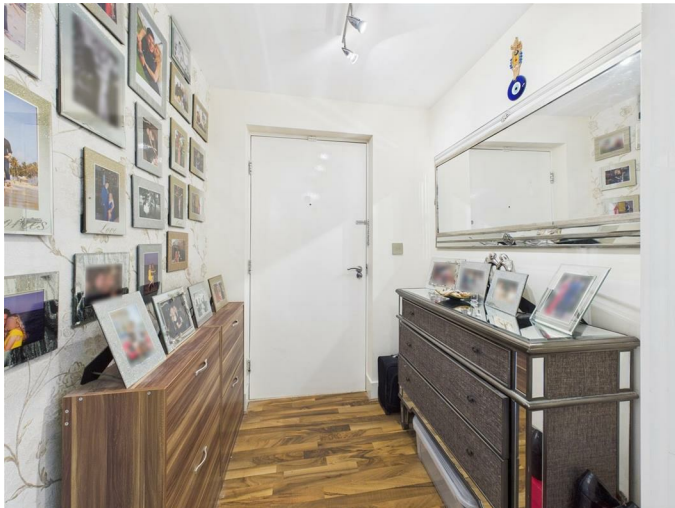
## **44 The Grainger The Staithes, Gateshead, NE8 2BG**

**Offers Over £134,500**

Nestled in the desirable area of The Staithes, this charming second-floor flat offers a delightful blend of modern living and picturesque views. With two well-proportioned bedrooms and a stylish bathroom, this apartment is perfect for those seeking comfort and convenience. Upon entering, you are greeted by a secure communal entrance that leads to a welcoming hallway, complete with handy storage cupboards. The heart of the home is the open-plan living, dining, and kitchen area, which is thoughtfully designed for both relaxation and entertaining. The kitchen boasts integrated appliances, including an oven, fridge/freezer, dishwasher, and washing machine, ensuring that all your culinary needs are met. A lovely balcony extends from this space, providing a fabulous outdoor viewpoint to enjoy the stunning Quayside and river vistas. The main bedroom is a true retreat, featuring its own private balcony, where you can soak in the breathtaking views at any time of day. The second bedroom also offers fantastic views, making it a perfect guest room or study. Completing this appealing property is a well-appointed bathroom and the added benefit of allocated parking. The surrounding area is perfect for leisurely strolls along the Quayside, allowing you to fully appreciate the beauty of your new neighbourhood. This flat is a must-see, and viewing is essential to truly appreciate the charm and elegance it has to offer. Don't miss the opportunity to make this stunning apartment your new home.

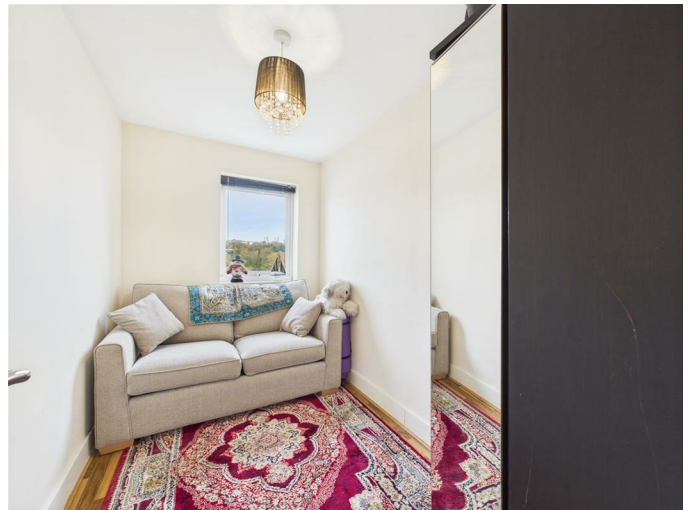
## COMMUNAL ENTRANCE HALL

### SECOND FLOOR APARTMENT



## BEDROOM TWO

10'10" x 6'2" (3.31m x 1.88m)



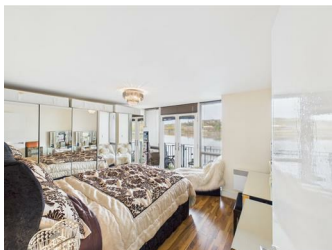
## OPEN PLAN LIVING/DINING/KITCHEN

23'5" x 11'8" red to 7'6" (7.16m x 3.56m red to 2.30m)



## BEDROOM ONE

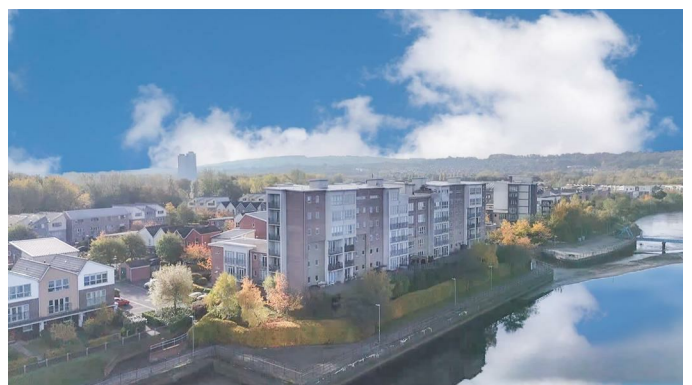
13'10" x 12'3" (4.24m x 3.74m)



## BATHROOM



## EXTERNAL



## ALLOCATED PARKING

### Property disclaimer

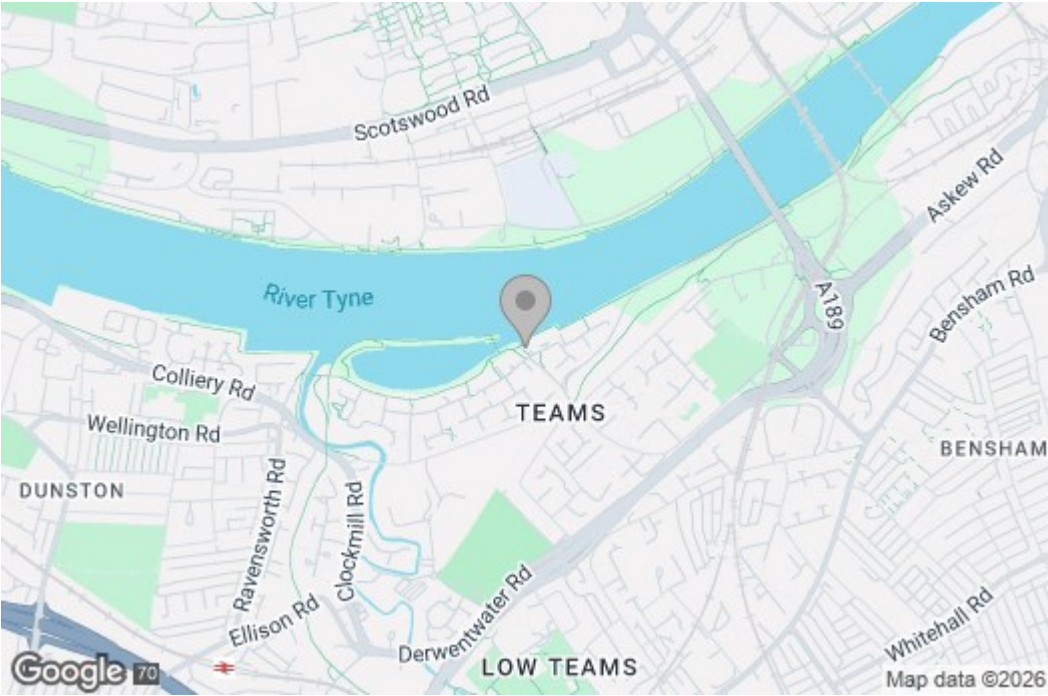
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services,



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

