



## 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

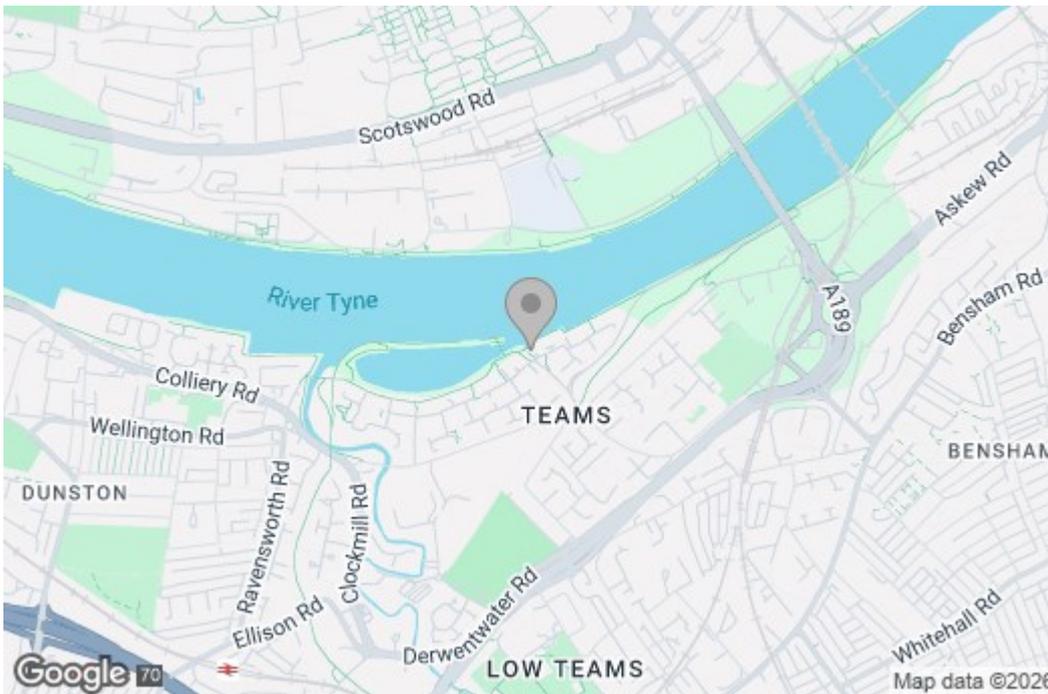
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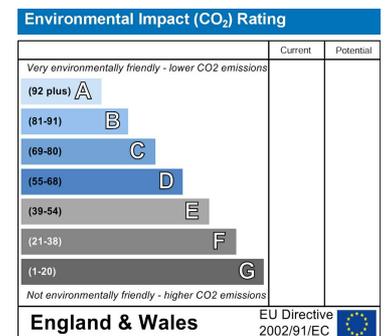
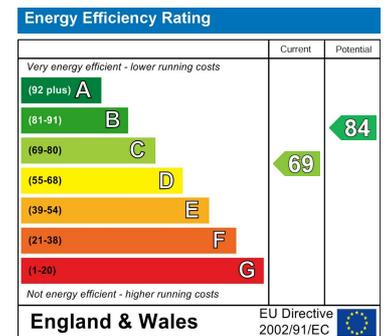
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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