



## 1 Bowes Lyon ,, Gateshead, NE9 5BX

£49,950

Welcome to this beautifully presented ground floor flat located on Dryden Road in the charming area of Low Fell. This delightful apartment offers a perfect blend of comfort and style, making it an ideal choice for individuals or couples seeking a cosy home who are over 60 years old. Upon entering, you are greeted by a secure communal entrance lobby that leads to your private hallway, complete with a handy storage cupboard. The spacious lounge is a standout feature, boasting a lovely fireplace that adds warmth and character to the space. From the lounge, you can access the well-maintained communal gardens, perfect for enjoying the outdoors. The double doors lead you into the kitchen, which is equipped with an integrated oven, making it a practical space for cooking and entertaining. The bedroom is recently decorated and features built-in wardrobes, providing ample storage while maintaining a sleek and tidy appearance. The stylish shower room adds a touch of modern elegance to the flat, ensuring that your daily routines are both comfortable and enjoyable. Residents will appreciate the allocated parking as well as additional visitor parking, making it convenient for guests. The communal gardens offer a serene environment for relaxation and socialising with neighbours. This flat is not only well-presented but also situated in a pleasant location, making it a wonderful opportunity for those looking to settle in Gateshead. With its appealing features and inviting atmosphere, this property is sure to impress. Don't miss the chance to make this lovely flat your new home.

## COMMUNAL ENTRANCE

## APARTMENT HALLWAY

## LOUNGE

14'9" x 9'10" (4.51m x 3.00m)



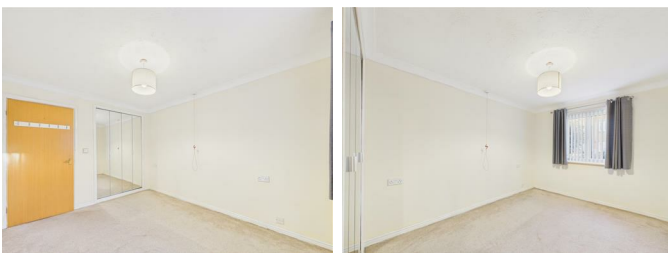
## KITCHEN

7'4" x 5'9" (2.26m x 1.77m)



## BEDROOM

11'6" x 9'3" (3.53m x 2.82m)



## SHOWER ROOM

6'10" x 5'6" (2.09m x 1.70m)



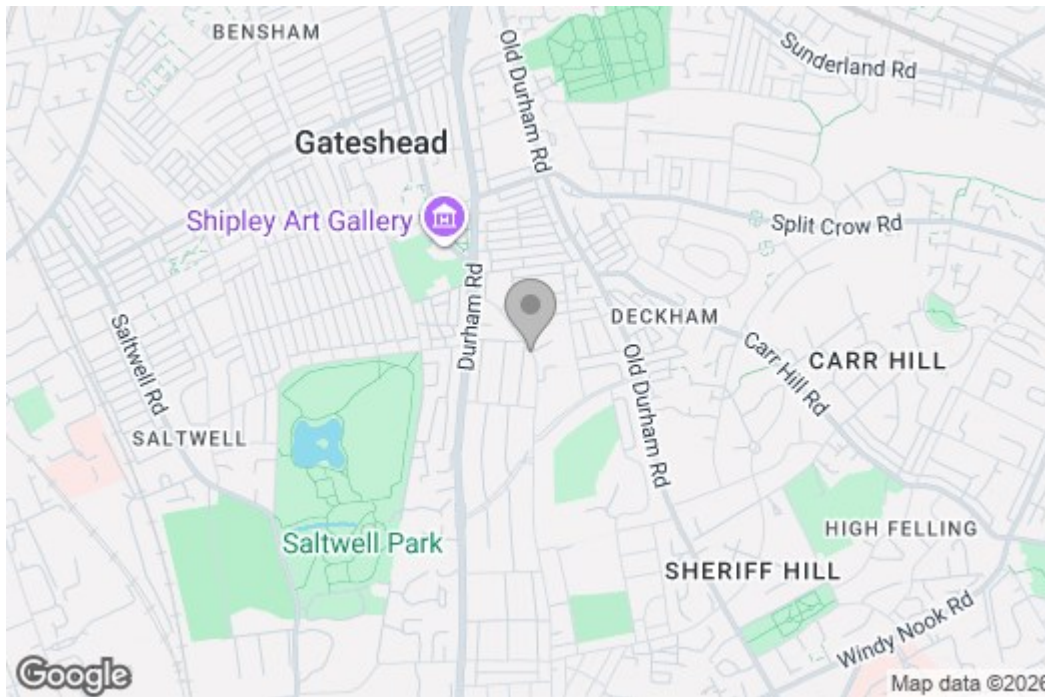
## EXTERNAL

### Property disclaimer

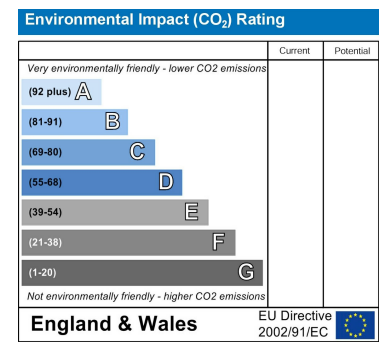
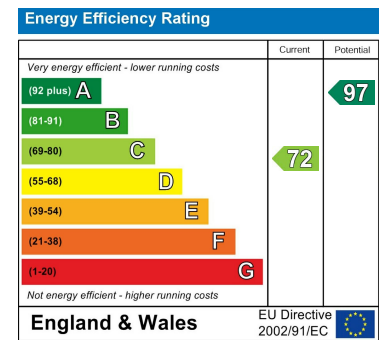
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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