

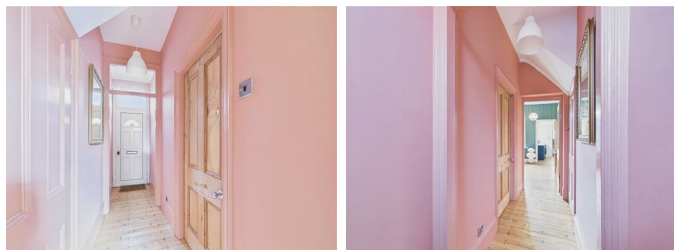


40 Silverdale Terrace, Gateshead, NE8 4JL

Offers Over £109,950

Welcome to this superb ground floor flat located on the desirable Silverdale Terrace in Gateshead. This charming property offers spacious and versatile accommodation, making it an ideal choice for those seeking comfort and convenience. As you enter, you are greeted by a welcoming entrance hallway that leads to the main bedroom, which is currently being utilised as a living room. This room features beautiful stripped and varnished floorboards, complemented by a delightful bay window that allows natural light to flood the space. The flat also boasts a dining room that conveniently connects to the second bedroom, providing a flexible layout that can easily adapt to your needs. The kitchen is a true highlight, equipped with modern integrated appliances including an oven, induction hob, eye-level microwave, dishwasher, and fridge/freezer. This well-designed space is perfect for those who enjoy cooking and entertaining. Completing the accommodation is a stylish shower room, ensuring that all your needs are met. Additionally, the property benefits from a private yard to the rear, offering a lovely outdoor space to relax and unwind. Viewings are highly recommended to fully appreciate the charm and potential of this flat. Whether you are a first-time buyer or looking to downsize, this property on Silverdale Terrace is sure to impress. Don't miss the opportunity to make this delightful flat your new home.

ENTRRANCE HALLWAY



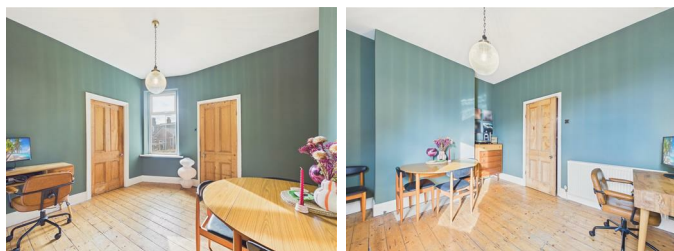
BEDROOM ONE/LOUNGE

18'8" into alcove x 14'2" into bay (5.71m into alcove x 4.34m into bay)



LOUNGE/DINING ROOM

12'1" x 11'5" (3.70m x 3.48m)



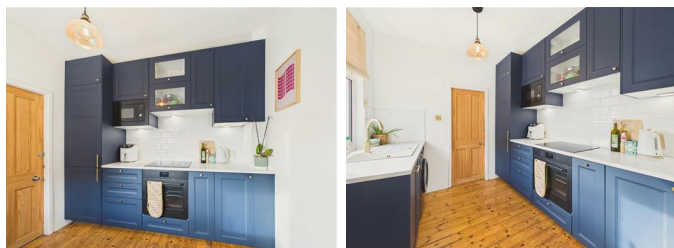
BEDROOM TWO

10'2" x 9'10" (3.11m x 3.00m)



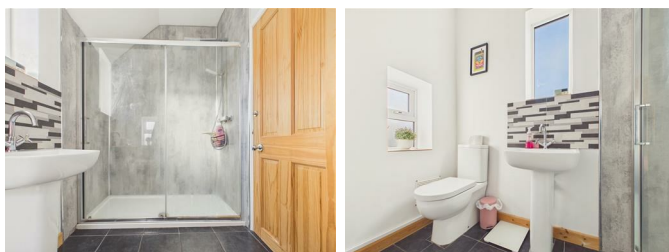
KITCHEN

9'10" x 8'6" (3.02m x 2.60m)



SHOWER ROOM

8'1" x 5'9" (2.47m x 1.77m)



PRIVATE REAR YARD



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

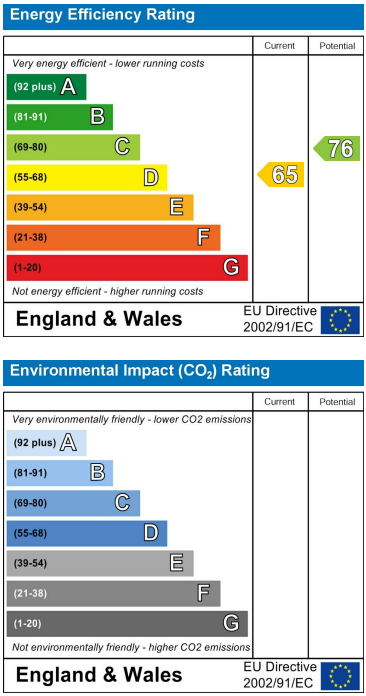
Area Map



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.

429 Durham Road
Gateshead
NE9 5AN

Energy Efficiency Graph



0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk