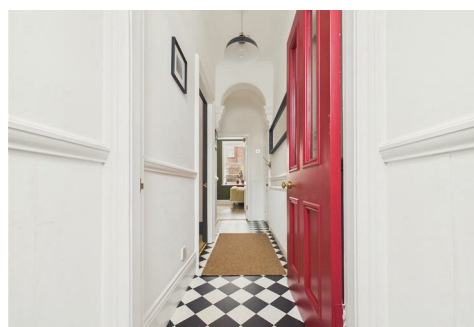




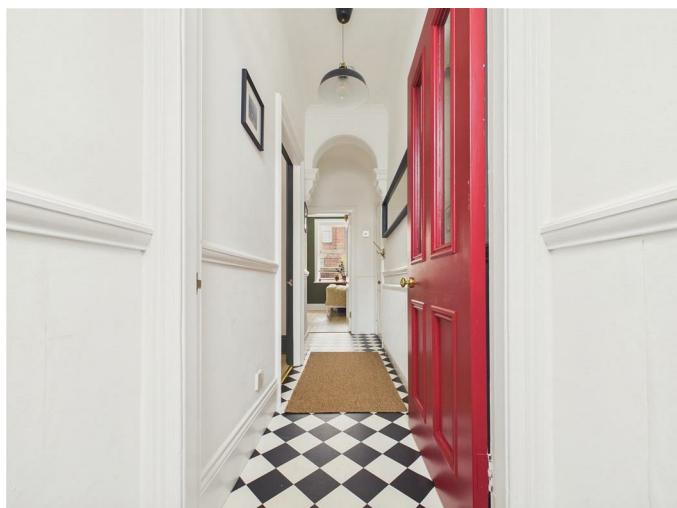
3 Patterdale Terrace, Gateshead, NE8 4JQ

Offers Over £115,000

Welcome to this charming ground floor flat located on the highly sought-after Patterdale Terrace. This delightful property offers a warm and inviting atmosphere, making it an ideal home for individuals or small families. As you enter, you are greeted by a spacious entrance vestibule and hallway that leads you through the flat. The main bedroom is particularly impressive, featuring a lovely walk-in bay window that overlooks the front aspect, allowing natural light to flood the room. There is also a further double bedroom, providing ample space for guests or family. The lounge is a cosy retreat, complete with a feature fireplace that adds character to the room. From here, you can access the kitchen, which is equipped with an integrated oven and stylish butcher's block work surfaces, perfect for those who enjoy cooking. A door leads you to the rear yard, creating a seamless connection between indoor and outdoor living. The bathroom has been recently refurbished to a high standard, showcasing modern design with full tiling and a vanity mirror that features mood lighting, offering a touch of luxury to your daily routine. Outside, the private yard at the rear provides a lovely outdoor space, ideal for relaxing or entertaining. This flat truly combines comfort and style in a central location, making it a must-see. Viewings are essential to fully appreciate the charm and quality of this gorgeous home. Don't miss the opportunity to make it yours.

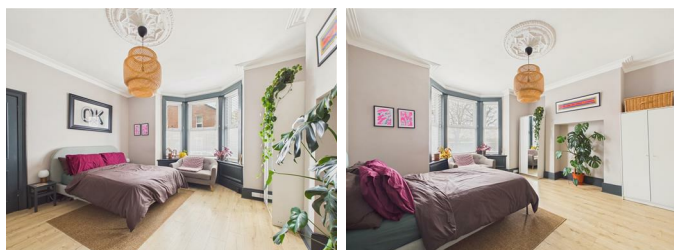
ENTRANCE VESTIBULE

HALLWAY



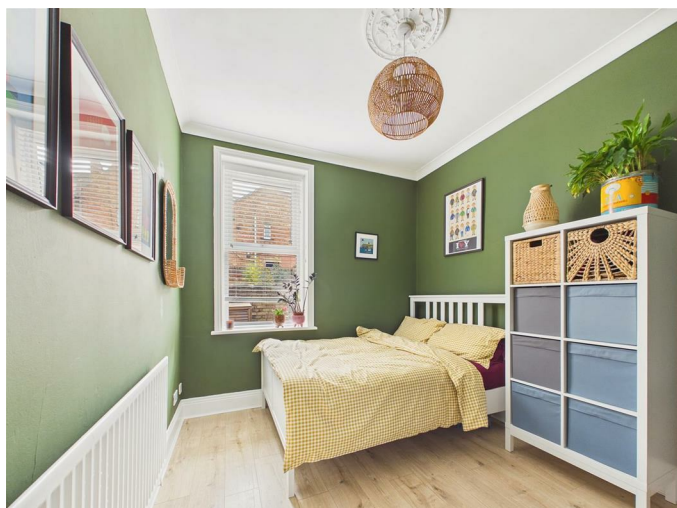
BEDROOM ONE

15'9" into bay x 15'0" (4.82m into bay x 4.59m)



BEDROOM TWO

12'0" x 9'2" (3.66m x 2.81m)



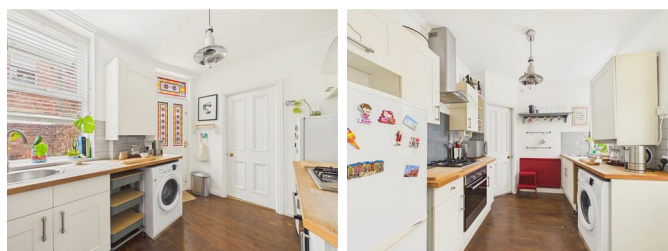
LOUNGE

15'2" x 12'5" into alcove (4.64m x 3.80m into alcove)



KITCHEN

9'10" x 8'6" (3.00m x 2.60m)



BATHROOM

8'0" x 5'6" (2.44m x 1.70m)



PRIVATE REAR YARD



Property disclaimer

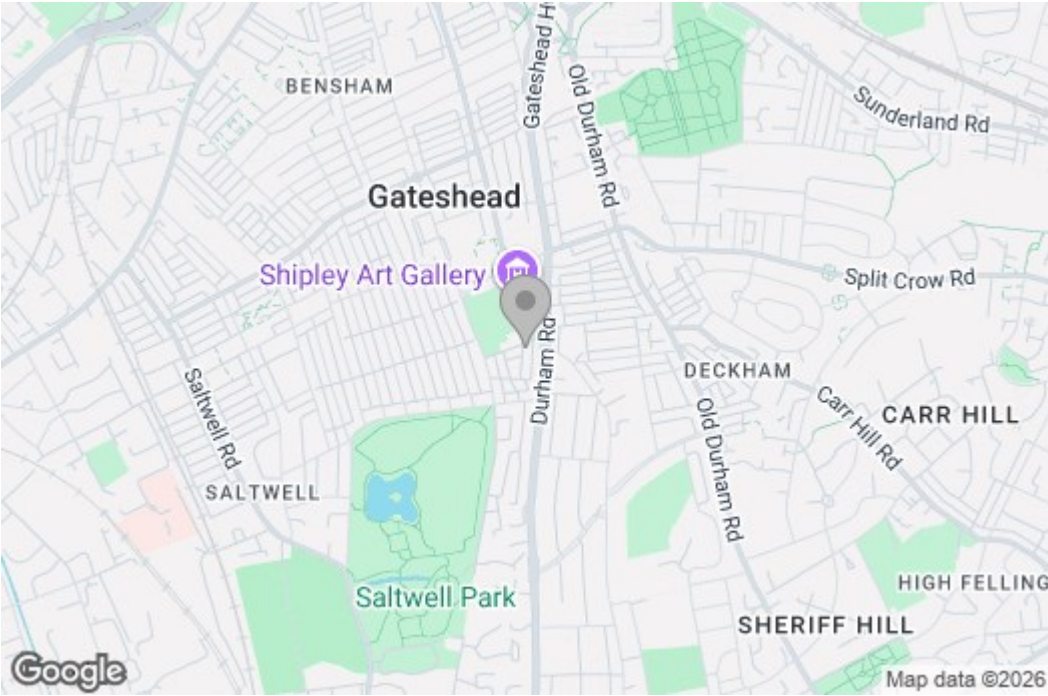
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

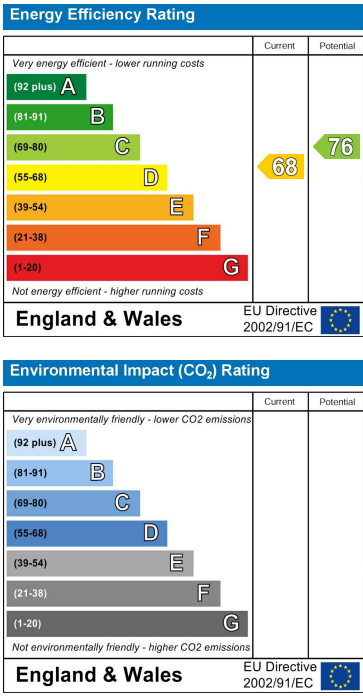
Floor Plan



Area Map



Energy Efficiency Graph



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.