



## 16 King Edward Street, Gateshead, NE8 3PR

Offers Over £65,000

Located on King Edward Street in Gateshead, this upper flat presents an excellent opportunity for both first-time buyers and investors alike. Currently configured as a two-bedroom residence with two reception rooms, the layout offers flexibility and can easily be reverted to its original design of three bedrooms if desired. Upon entering, you are welcomed by an entrance lobby that leads to a staircase ascending to the first floor.

Here, you will find a spacious landing that provides access to a comfortable lounge with opening to dining room and two well-proportioned bedrooms. The kitchen, conveniently located, leads to a rear lobby that grants access to the bathroom.

One of the standout features of this property is the private rear yard, perfect for enjoying the outdoors. While the flat does require some updating, it boasts great potential for those looking to add their personal touch and enhance its charm. The location is particularly advantageous, offering easy access to Newcastle city centre, making it ideal for those who wish to enjoy the vibrant urban lifestyle. With its promising features and prime location, this flat is a fantastic opportunity for anyone looking to invest in a property with great potential.

## ENTRANCE LOBBY

## FIRST FLOOR LANDING

## LOUNGE

14'7" x 11'6" (4.46 x 3.53)



## DINING ROOM / BEDROOM THREE

12'0" x 8'1" (3.68 x 2.47)



## KITCHEN

9'3" x 6'7" (2.82 x 2.03)



## BATHROOM



## BEDROOM ONE

14'9" x 10'4" (4.52 x 3.17)



## BEDROOM TWO

10'2" x 7'7" (3.12 x 2.33)



## EXTERNAL

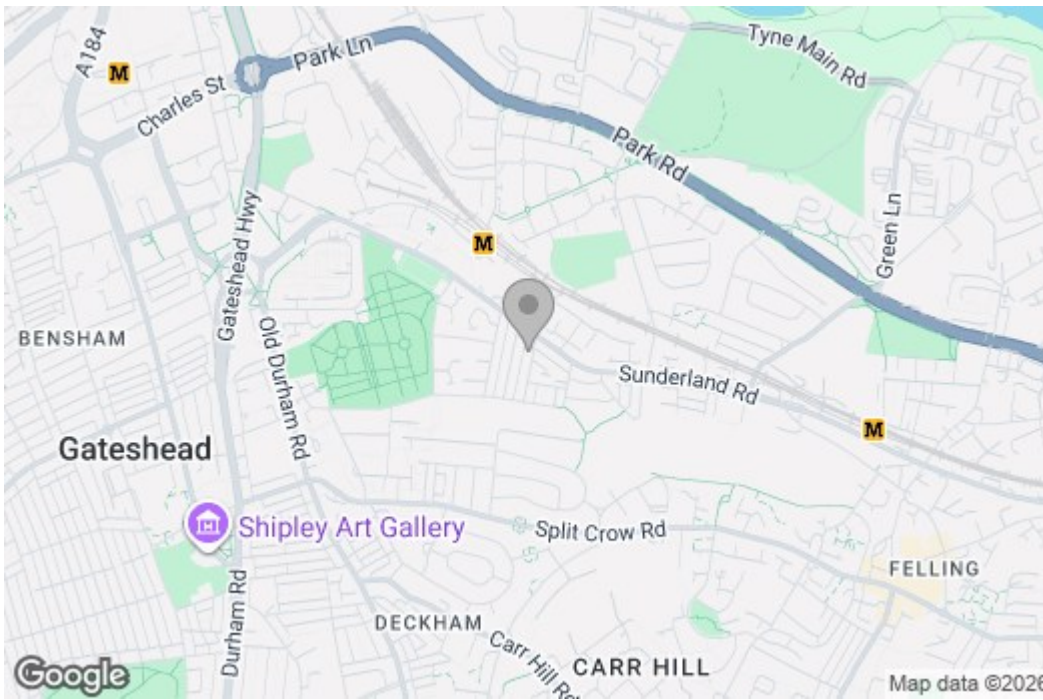
private yard

Property disclaimer

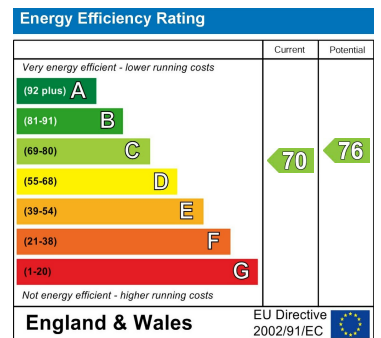
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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