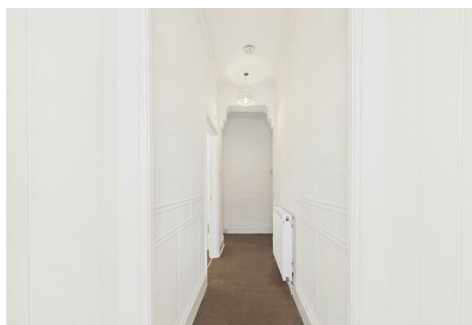




113 Northbourne Street, Gateshead, NE8 4AE

Offers Over £59,000

Located on Northbourne Street in Gateshead, we have instruction to sell this two-bedroom ground floor flat presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a welcoming entrance hallway that leads into a spacious lounge, The kitchen, while functional, offers potential for modernisation. The flat features two comfortable bedrooms, providing ample space for rest and privacy. The bathroom is conveniently located off the rear lobby catering to the needs of everyday living. One of the standout features of this property is the private yard at the rear, offering a delightful outdoor space for enjoying fresh air. Although the flat does require some updating, it has a proven track record as a successful rental, making it a sound investment choice. With its prime location and potential for enhancement, this property is a fantastic opportunity to create a home tailored to your tastes or to add to your investment portfolio. Don't miss the chance to view this promising flat in Gateshead.

ENTRANCE HALLWAY



BATHROOM/W.C



LOUNGE

16'3" x 11'10" (4.97 x 3.61)



BEDROOM ONE

15'3" x 12'8" (4.67 x 3.87)



KITCHEN

9'5" x 6'3" (2.88 x 1.93)



BEDROOM TWO

11'5" x 7'4" (3.49 x 2.25)



REAR LOBBY

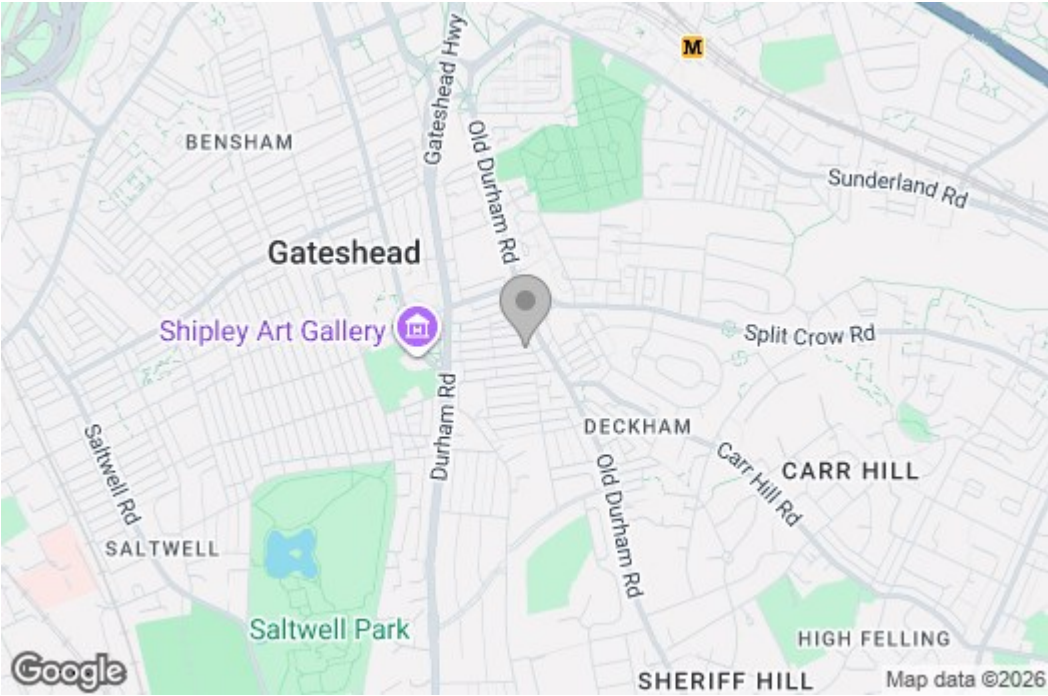
EXTERNAL

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

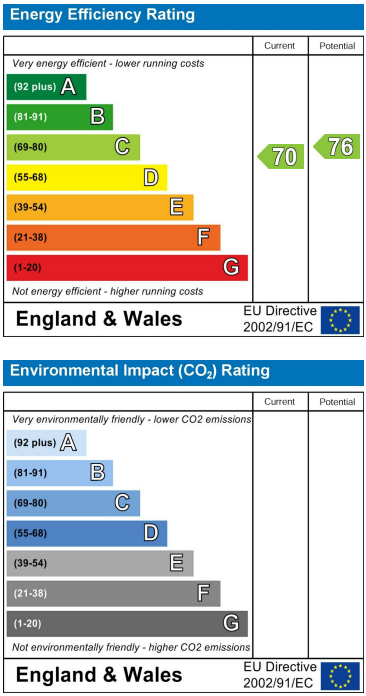
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

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Energy Efficiency Graph



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