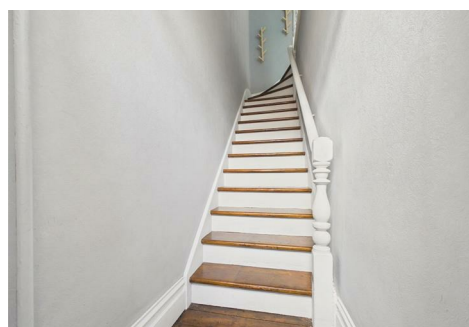


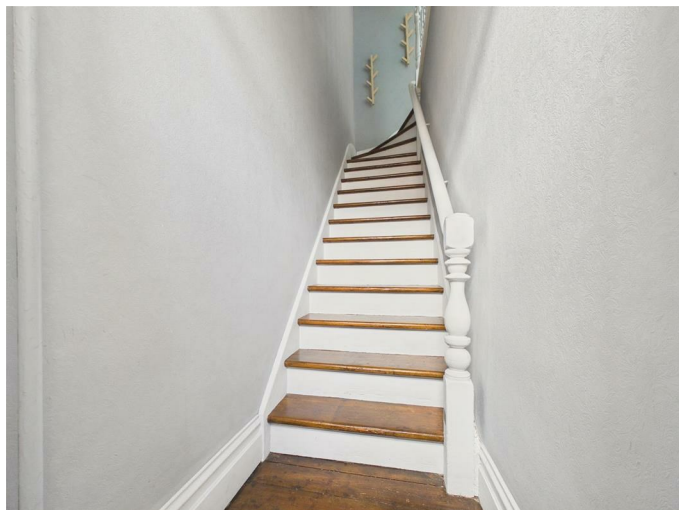


4 Cotterdale Avenue, Gateshead, NE8 4JP

Offers Over £119,950

Located on the charming Cotterdale Avenue, this beautifully presented first-floor flat is a true gem that deserves your attention. The property has been thoughtfully updated to a high standard over the past couple of years, ensuring a delightful living experience. Upon entering, you are greeted by an inviting entrance hallway, leading to a staircase and landing adorned with stripped and varnished flooring, which adds a touch of elegance. The spacious lounge features a striking fire surround with an electric fire, creating a warm and welcoming atmosphere. This area seamlessly flows into a versatile dining room or home office, perfect for modern living. The kitchen boasts attractive butcher's block work surfaces, providing both functionality and style. A rear hallway leads to the well-appointed bathroom, which is equipped with both hand-held and rainfall showers, offering a luxurious touch to your daily routine. The main bedroom is a highlight of the flat, featuring a lovely bay window that frames superb views, making it a perfect retreat. The second bedroom also offers a pleasant outlook, ensuring a peaceful environment for rest. Additionally, the property includes a private rear patio, ideal for enjoying the outdoors in a tranquil setting. This exceptional flat is a must-see, and viewings are highly recommended to fully appreciate the quality and charm it has to offer. Extras are negotiable. Don't miss the opportunity to make this fabulous home your own.

ENTRANCE HALLWAY



FIRST FLOOR LANDING



BEDROOM ONE

15'7" into the bay x 12'4" into alcoves (4.76m into the bay x 3.76m into alcoves)



BEDROOM TWO

9'1" x 7'8" (2.77m x 2.35m)



LOUNGE

15'5" x 12'6" (4.71m x 3.83m)



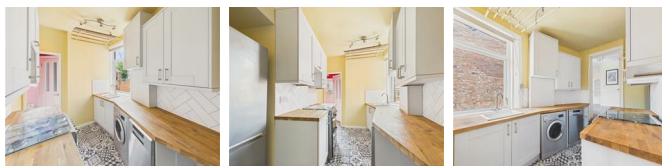
DINING ROOM/HOME OFFICE

14'9" x 8'3" (4.51m x 2.52m)

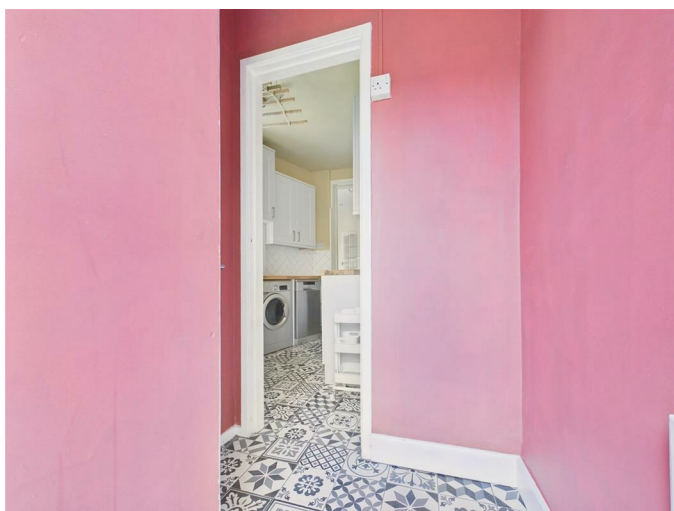


KITCHEN

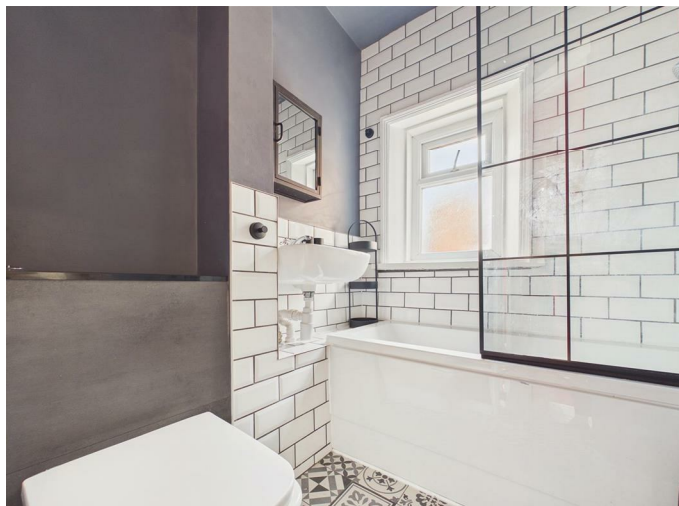
10'3" x 7'4" (3.13m x 2.24m)



REAR HALLWAY



BATHROOM



PATIO GARDEN



EXTERNAL

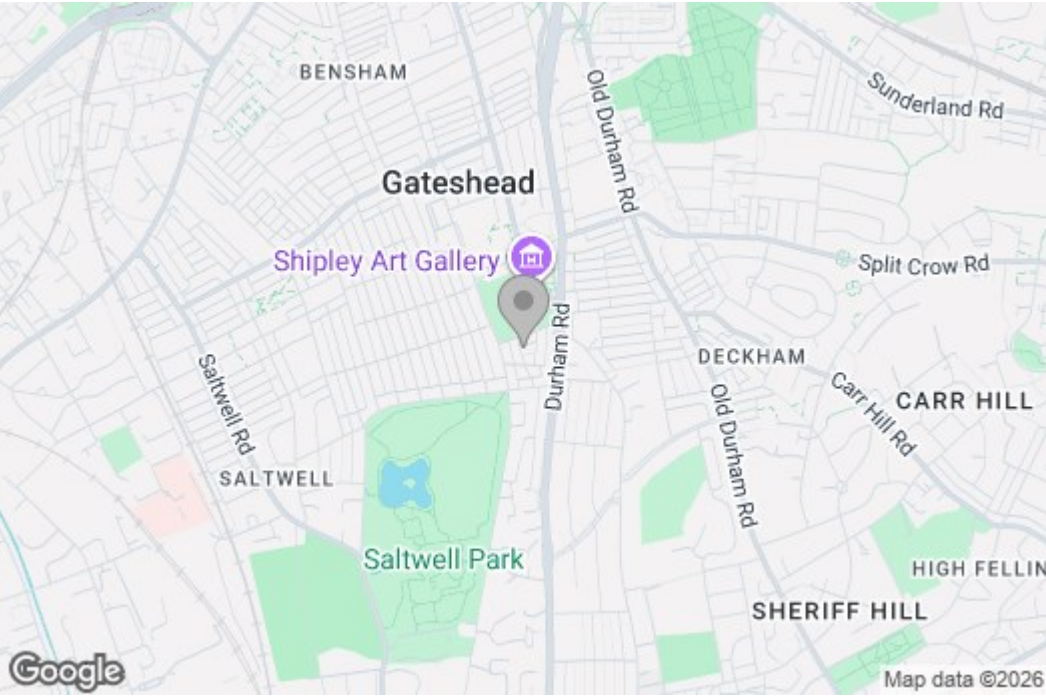


Property disclaimer

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

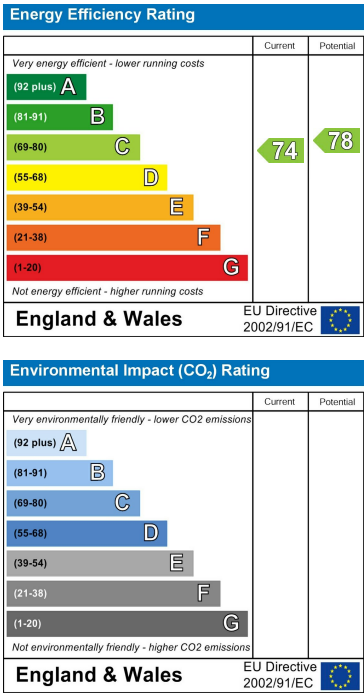
Area Map



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.

429 Durham Road
Gateshead
NE9 5AN

Energy Efficiency Graph



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