GORDON
BROWN
SALES & LETTING

198 Windsor Avenue, Gateshead, NE8 4NY

Offers Over £89,000

Located in the sought-after area of Windsor Avenue, this well-presented ground floor flat offers a delightful living experience. With its prime location, residents will find themselves just a short stroll away from the picturesque Saltwell Park, perfect for leisurely walks and outdoor activities. Upon entering the property, you are welcomed by a spacious entrance hallway that features convenient under stair storage. The flat boasts two well-sized bedrooms, including a main bedroom that provides a comfortable retreat. The lounge and dining room is a charming space, enhanced by a feature fireplace that adds character and warmth to the room, making it an ideal spot for relaxation or entertaining guests. The kitchen is equipped with an integrated oven and offers direct access to a private west-facing rear yard, allowing for plenty of natural light and a lovely outdoor space to enjoy. The bathroom is fitted with a modern three-piece suite, ensuring functionality and comfort. This flat is perfect for first-time buyers, small families, or those looking to downsize, and viewings are highly recommended to truly appreciate the charm and quality of this lovely home. Don't miss the opportunity to make this delightful flat your own in a vibrant and friendly community.

ENTRANCE HALLWAY

BEDROOM ONE

14'2" x 12'0" (4.34m x 3.68m)

BEDROOM TWO

12'5" x 7'3" (3.80m x 2.23m)

LOUNGE/DINING ROOM

15'8" x 11'5" (4.79m x 3.49m)

KITCHEN

9'1" x 7'6" (2.77m x 2.29m)

BATHROOM

7'6" x 4'7" (2.29m x 1.40m)

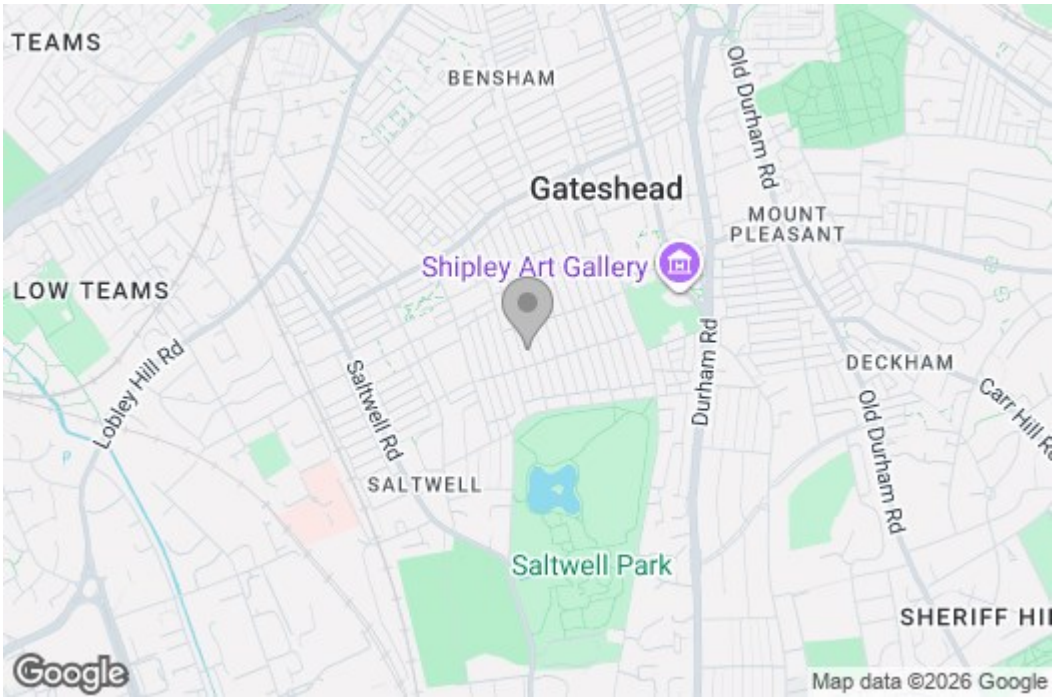
WEST FACING REAR YARD

Property disclaimer

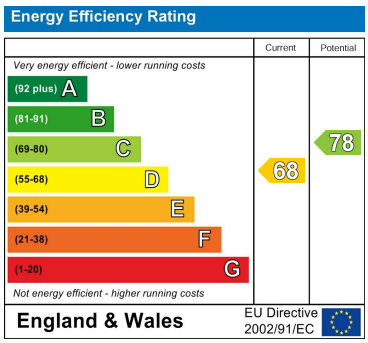
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

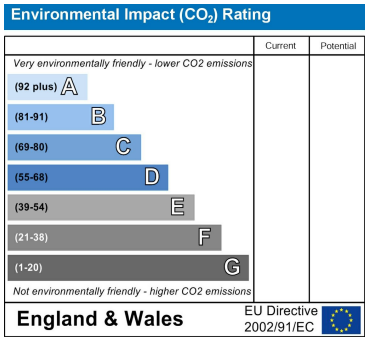
Floor Plan

Area Map



Energy Efficiency Graph





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