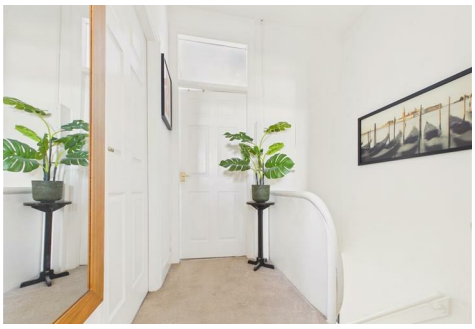
GORDON BROWN
SALES & LETTING









58 Wordsworth Street, Gateshead, NE8 3HE

Offers Over £85,000

Nestled on the tranquil Wordsworth Street in Gateshead, this well-presented upper flat offers a delightful living experience. Currently configured as a two-bedroom residence, with two reception rooms, however could easily be used as a three bed with one reception, providing ample space for relaxation and entertaining. Upon entering, you are welcomed by an inviting entrance lobby that leads to a staircase ascending to the first floor. The landing opens into a charming lounge, complete with a feature fireplace that adds warmth and character to the space. Adjacent to the lounge is a dining room, perfect for hosting family meals or enjoying a quiet dinner. The kitchen is functional and well-equipped, catering to all your culinary needs. The flat comprises two comfortable bedrooms, providing a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for all residents. Externally, the property features a small private rear yard. The flat is situated on a quiet street, offering open views that enhance the sense of space and tranquillity. This property is an excellent opportunity for first-time buyers or those looking to invest in a buy-to-let. With its appealing layout and prime location, it presents a wonderful chance to create a home in a serene setting. Do not miss the opportunity to view this charming flat on Wordsworth Street.

ENTRANCE LOBBY

LANDING



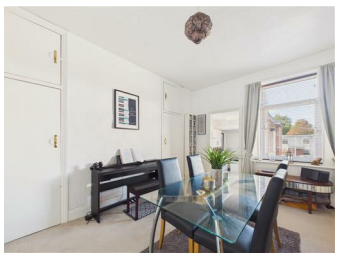
LOUNGE (OR BEDROOM)





DINING ROOM (OR LOUNGE)





KITCHEN





BATHROOM/WC



BEDROOM ONE



BEDROOM TWO



EXTERNAL

Property disclaimer

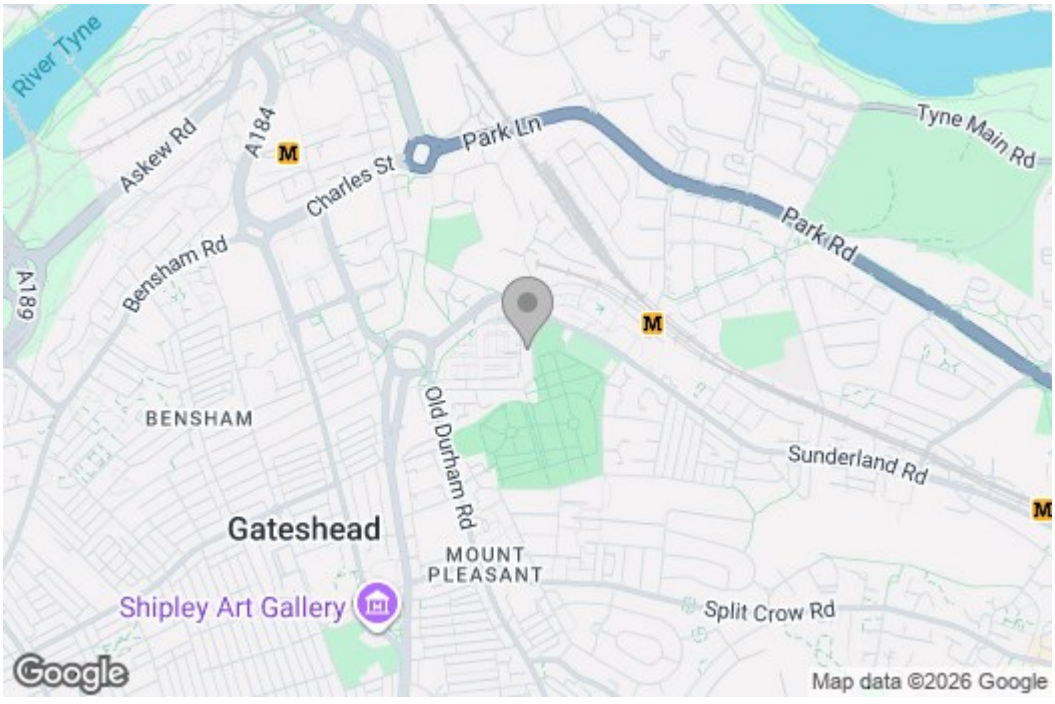
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable,

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.

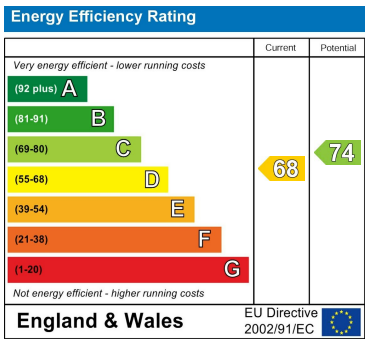
Floor Plan

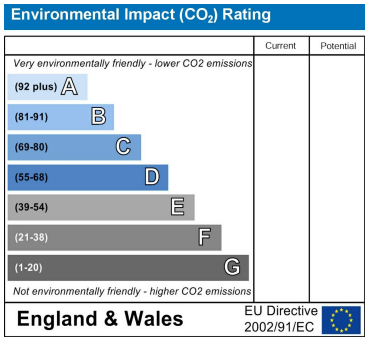


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

429 Durham Road
Gateshead
NE9 5AN

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