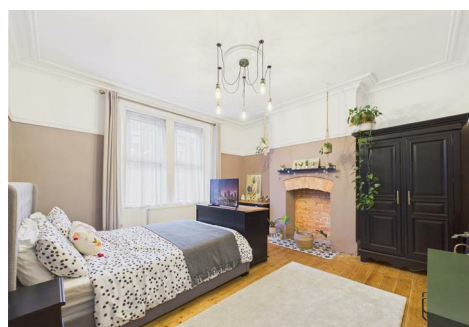


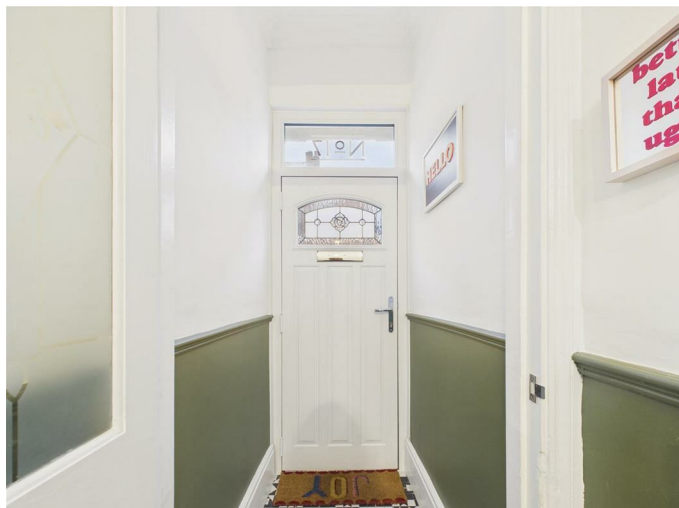


17 Rosebery Avenue, Gateshead, NE8 3XB

Offers Over £80,000

Located on Rosebery Avenue in Gateshead, this stunning ground floor apartment presents an excellent opportunity for first-time buyers and buy-to-let investors alike. The property boasts a well-thought-out layout, featuring an inviting entrance vestibule leading to a hallway that leads into a spacious lounge, complete with a delightful feature fire, perfect for cosy evenings. The modern kitchen is equipped with an oven and hob, making it ideal for those who enjoy cooking and entertaining. The stylish three-piece bathroom adds a touch of elegance, ensuring comfort and convenience. This apartment offers two generously sized double bedrooms, providing ample space for relaxation and rest. One of the standout features of this property is the private yard to the rear, offering a lovely outdoor space for enjoying fresh air. The apartment is tastefully decorated throughout, creating a warm and welcoming atmosphere that is sure to appeal to a variety of buyers. With its prime location and attractive features, this flat on Rosebery Avenue is a fantastic choice for anyone looking to make a smart investment or find their first home. Don't miss the chance to view this delightful property.

ENTRANCE VESTIBULE



BEDROOM TWO



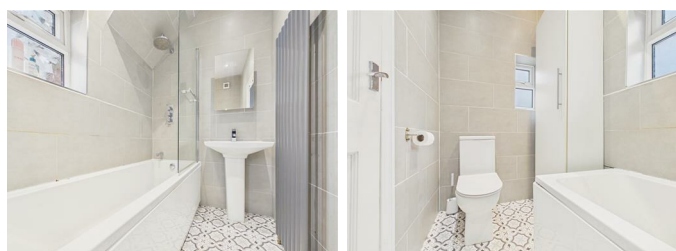
HALLWAY



KITCHEN



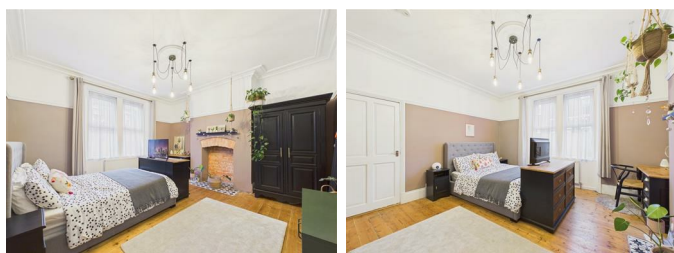
BATHROOM /WC



LOUNGE



BEDROOM ONE



EXTERNAL

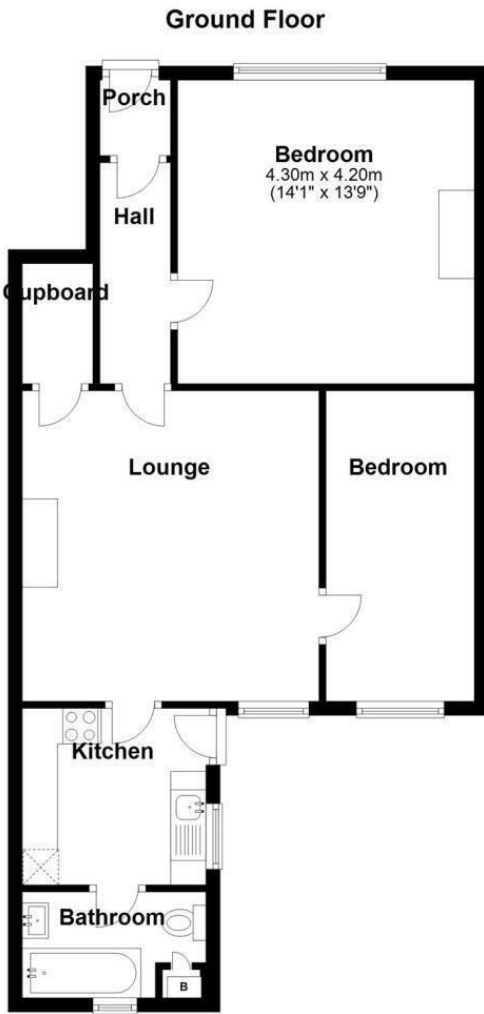


Property disclaimer

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

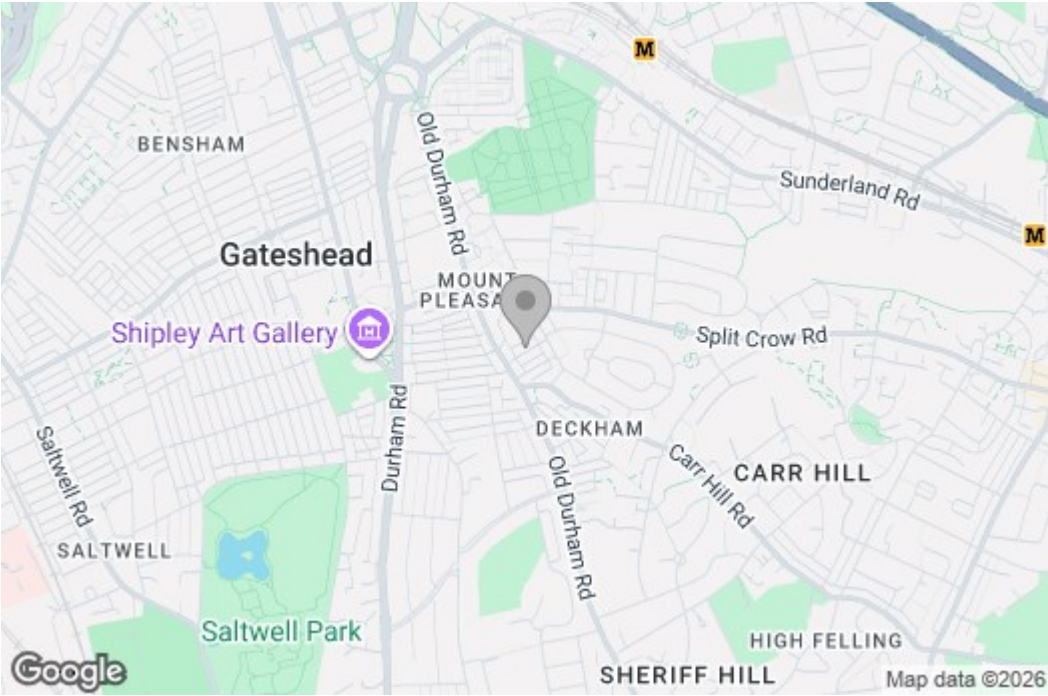
prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

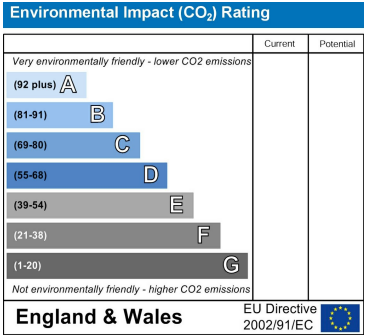
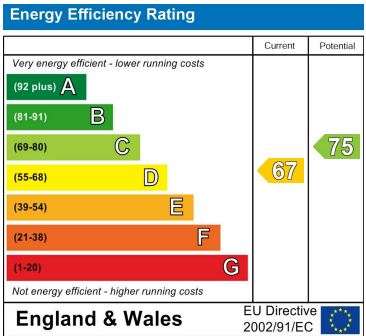


Note : Plans are for illustration purposes only and are not to scale.
Plan produced using PlanUp.

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 an representation or warranty in respect of the property.