GORDON BROWN
SALES & LETTING









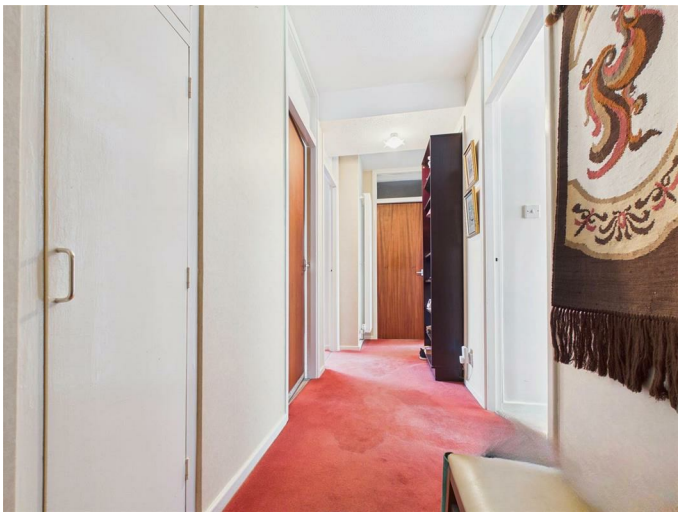
46 Islestone Pimlico Court, Gateshead, NE9 5HZ

Offers Over £120,000

Welcome to this charming second-floor apartment located in the desirable area of Pimlico Court, Low Fell. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable space to call home. As you enter, you will find a welcoming reception room that offers a lovely view, perfect for relaxing or entertaining guests. The apartment is designed to maximise natural light, creating a warm and inviting atmosphere throughout. The kitchen is conveniently situated, providing easy access to the living area, making it a practical space for everyday living. The property features a well-appointed bathroom, ensuring all your needs are met. Additionally, the flat comes with the added benefit of a garage, providing secure parking and extra storage space, which is a rare find in this area. Situated in a great location, this apartment offers easy access to local amenities, parks, and transport links, making it an excellent choice for those who value convenience and community. Do not miss the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience all that this wonderful property has to offer.

SECURE COMMUNAL ENTRANCE

APARTMENT HALLWAY



LOUNGE

16'9" x 12'3" (5.12m x 3.74m)



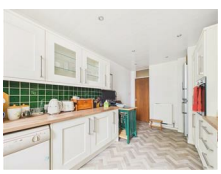


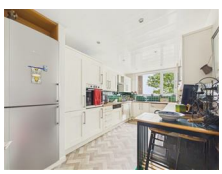
VIEW



BREAKFASTING KITCHEN

16'7" x 8'10" (5.08m x 2.70m)





BEDROOM ONE

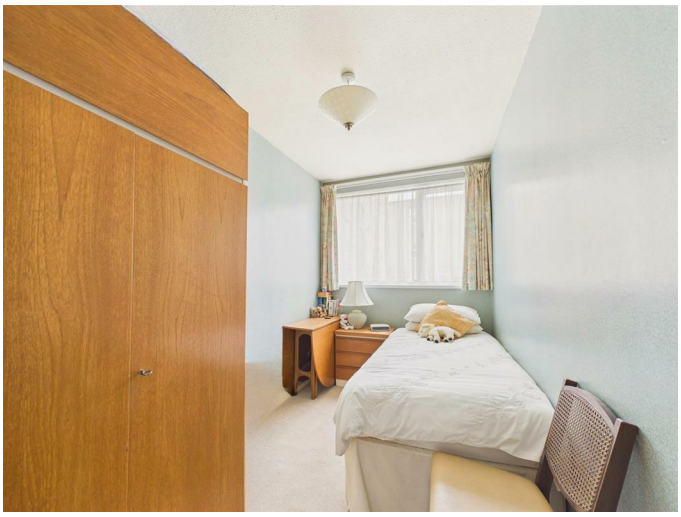
11'8" exc door recess x 11'0" (3.56m exc door recess x 3.36m)





BEDROOM TWO

13'1" x 6'5" (4.01m x 1.98m)



SHOWER ROOM

6'4" x 5'6" (1.94m x 1.68m)



EXTERNAL



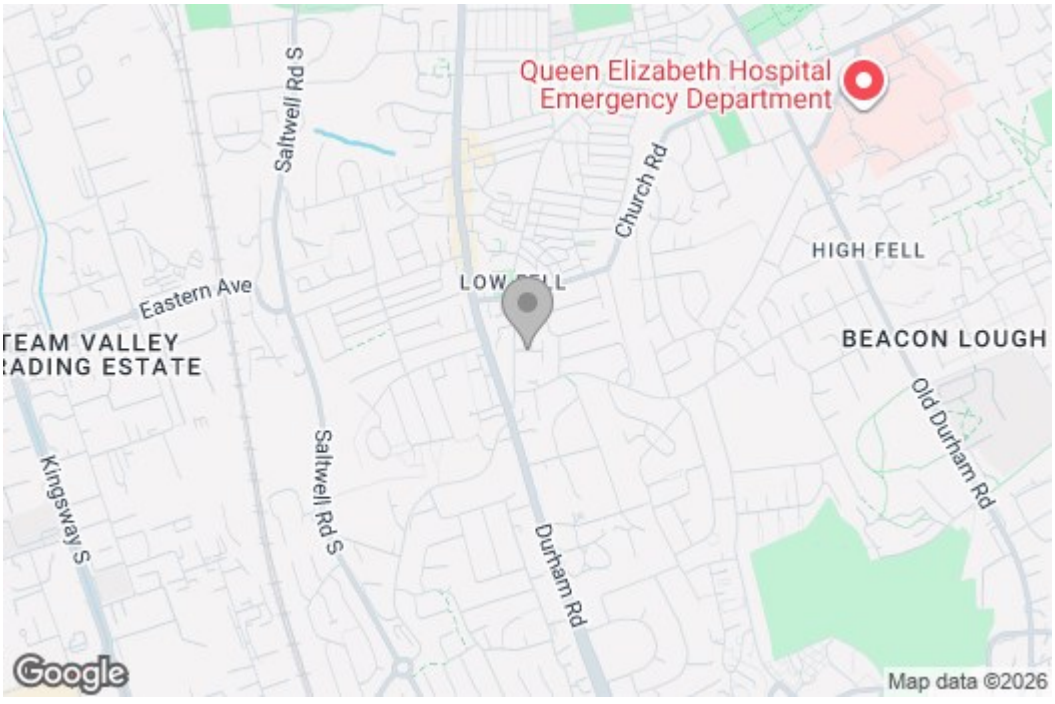

GARAGE

Property disclaimer

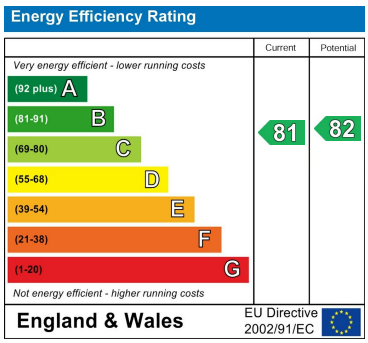
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

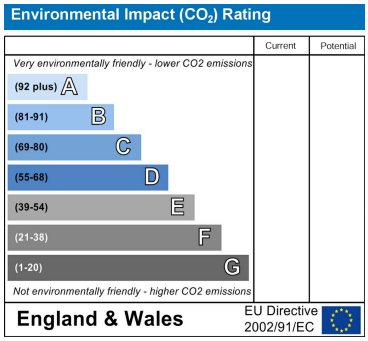
Floor Plan

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