GORDON
BROWN
SALES & LETTING









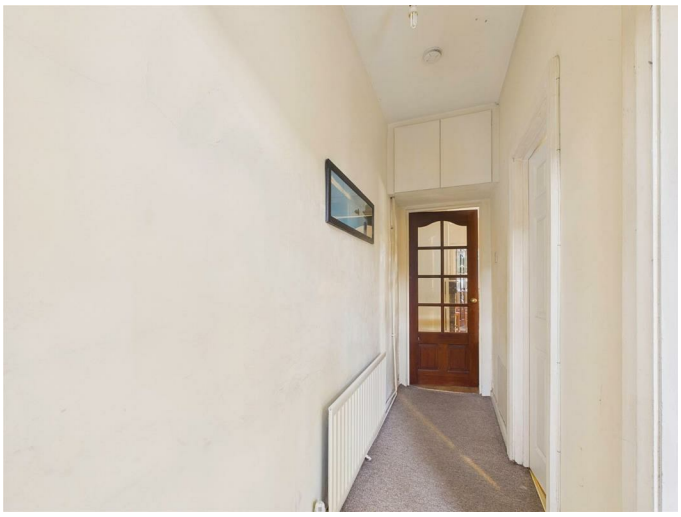
62 Rawling road, Gateshead, NE8 4QR

£55,000

Located on Rawling Road, this charming basement flat presents an excellent opportunity for those seeking spacious accommodation in a popular area. The property boasts a welcoming entrance vestibule that leads into a well-proportioned hallway, setting the tone for the rest of the home. The lounge features an inviting inglenook, perfect for relaxation and entertaining. The breakfasting kitchen is equipped with an integrated oven, providing a functional space for culinary pursuits. This flat comprises two generous double bedrooms, ensuring ample room for comfort and privacy. The bathroom is conveniently located, catering to the needs of residents and guests alike. Outside, the property offers a paved garden at the front, while the rear garden features a delightful paved patio area, ideal for enjoying the outdoors. Additionally, there is convenient access to a bin store, enhancing the practicality of this home. Viewings are highly recommended to fully appreciate the potential this property has to offer. Whether you are a first-time buyer or looking to invest, this flat on Rawling Road is a wonderful choice that combines comfort, space, and a desirable location.

ENTRANCE VESTIBULE

ENTRANCE HALLWAY



LOUNGE
14'3" x 11'7" (4.35m x 3.54m)




BEDROOM ONE
16'0" red to 10'0" x 13'4" (4.89m red to 3.07m x 4.07m)





BEDROOM TWO
14'4" x 7'8" (4.38m x 2.34m)




BREAKFASTING KITCHEN
15'11" x 7'4" (4.87m x 2.25m)




BATHROOM
6'1" x 5'8" (1.87m x 1.73m)



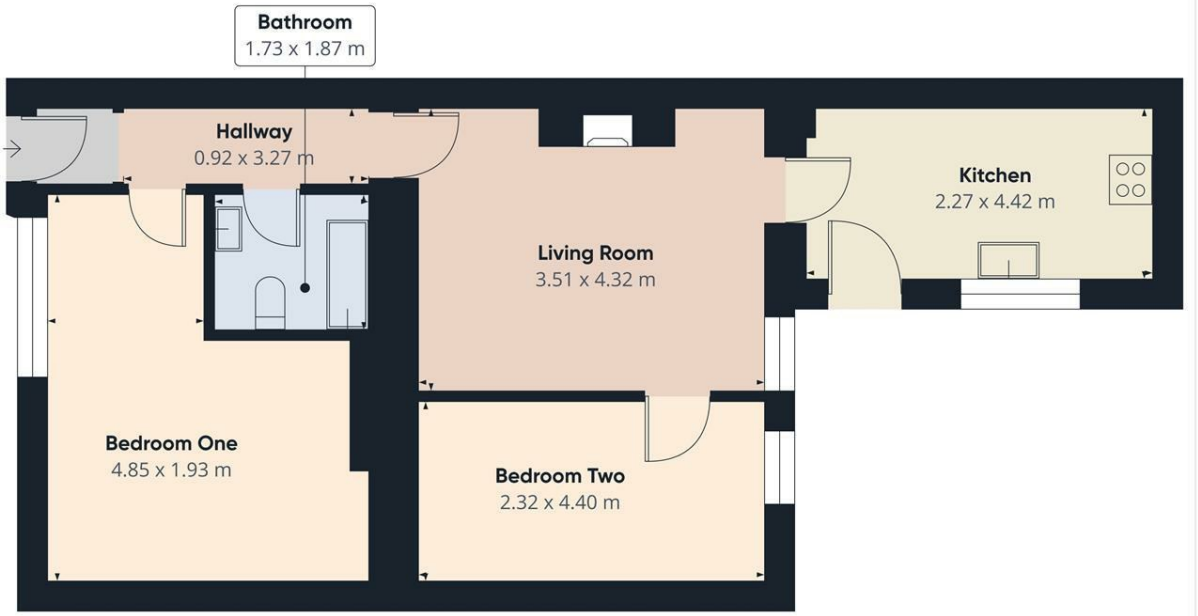

EXTERNAL




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



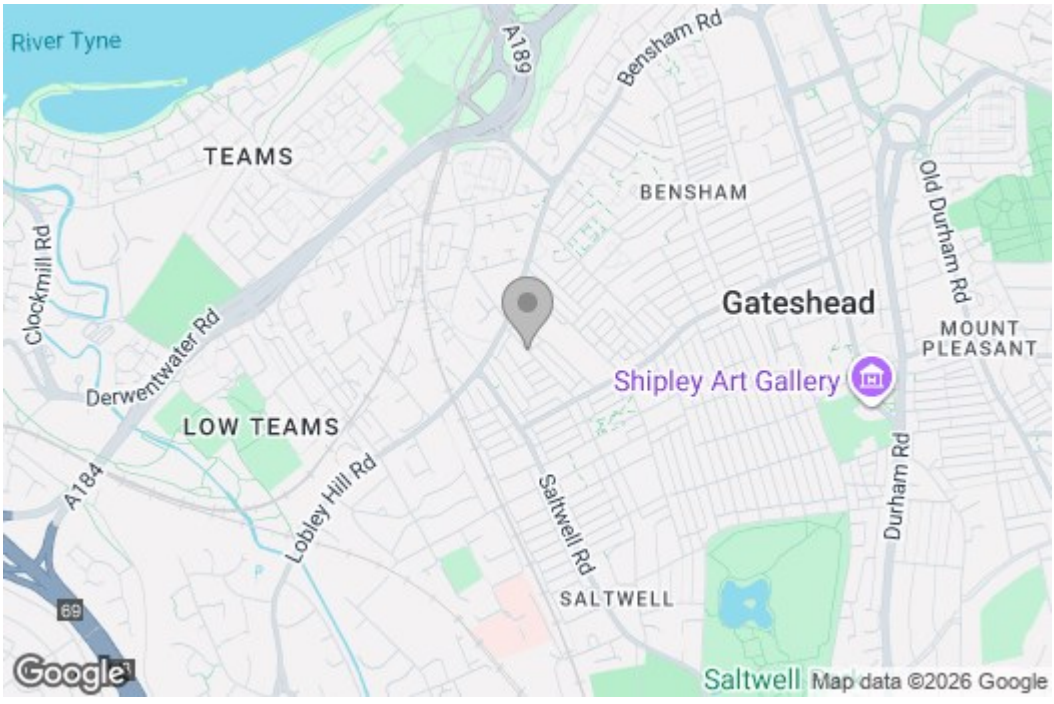
Approximate total area(1)
58.4 m²

(1) Excluding balconies and terraces

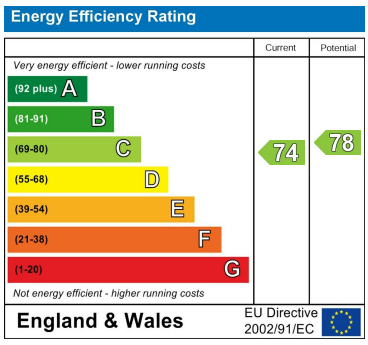
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

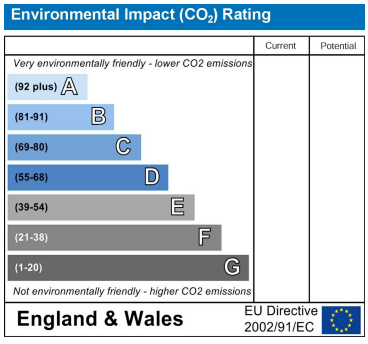
GIRAFFE360

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