



54 Coltsfoot Gardens, Gateshead, NE10 9RE

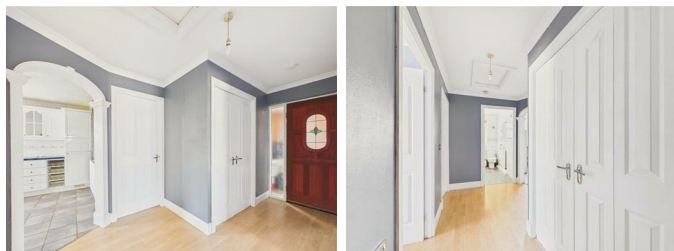
Offers Over £60,000

Welcome to this spacious first-floor apartment located in Coltsfoot Gardens, Gateshead. This charming flat offers a lovely outlook and is accessed through a secure communal entrance, ensuring both safety and convenience for residents. Upon entering, you will find a welcoming hallway that features built-in storage, providing ample space for your belongings. The lounge is bright and airy, boasting a pleasant view that enhances the overall ambiance of the home. This apartment comprises two generously sized bedrooms, perfect for accommodating family or guests. The breakfasting kitchen is a delightful space, ideal for enjoying your morning coffee or preparing meals. Additionally, the bathroom is well-appointed, catering to your everyday needs. While the property does require some cosmetic enhancement, it is priced to reflect this, offering an excellent opportunity for buyers to personalise the space to their taste. Outside, residents can enjoy the communal gardens, providing a lovely area to relax and unwind. There is also a bin store area for added convenience. This flat presents a fantastic opportunity for those looking to invest in a property with great potential in a good location.

Don't miss your chance to make this apartment your own!

COMMUNAL ENTRANCE

FIRST FLOOR APARTMENT HALLWAY



LOUNGE

13'4" x 12'10" (4.08m x 3.92m)



BREAKFASTING KITCHEN

11'5" x 10'3" (3.49m x 3.13m)



BEDROOM ONE

12'11" x 7'9" (3.96m x 2.37m)



BEDROOM TWO

9'8" x 8'10" (2.95m x 2.71m)



BATHROOM

8'2" x 5'8" (2.51m x 1.74m)



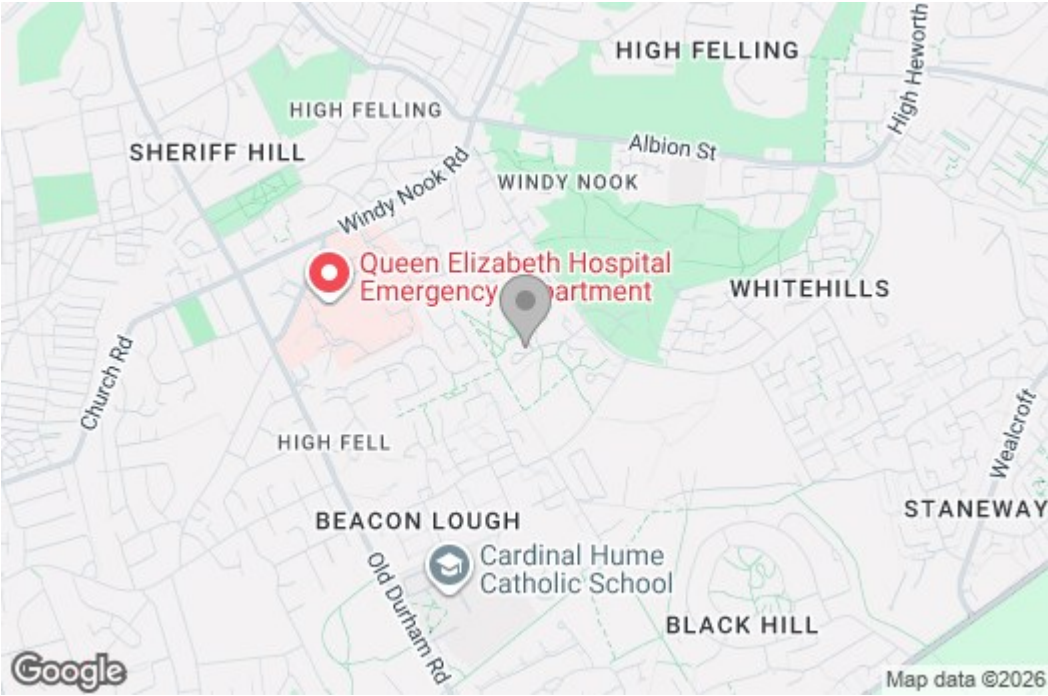
COMMUNAL GARDENS

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



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.

Energy Efficiency Graph

