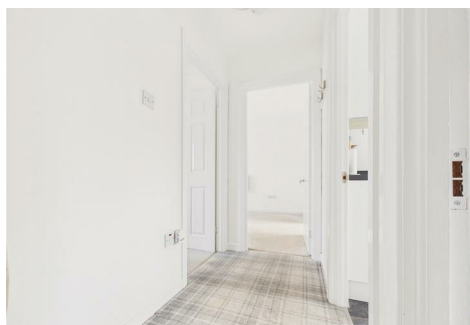




46 Maple Court, Gateshead, NE8 4SL

Offers Over £55,000

Nestled in the charming area of Maple Grove, this delightful first-floor flat in Maple Court offers a perfect blend of comfort and convenience. Overlooking the picturesque Saltwell Park, this property is ideally situated for those who appreciate green spaces and a tranquil environment. Upon entering, you are welcomed by a secure communal entrance that leads to the first floor. The apartment features a spacious hallway with access to a partially floored loft, providing ample storage space. The lounge is a highlight of the home, boasting a wall-mounted fire and a superb outlook that invites natural light and warmth into the living area. This flat comprises two bedrooms, one of which can easily serve as a home office or nursery, overlooking the serene communal rear gardens. The kitchen is equipped with an integrated oven, making it a practical space for culinary endeavours. The bathroom is conveniently located, ensuring comfort and accessibility. Additionally, this property benefits from a driveway and a single garage, offering secure parking and extra storage options. With its appealing features and prime location, viewings are highly recommended to fully appreciate what this lovely apartment has to offer. Whether you are a first-time buyer or looking to downsize, this flat presents an excellent opportunity in a sought-after area.

COMMUNAL ENTRANCE

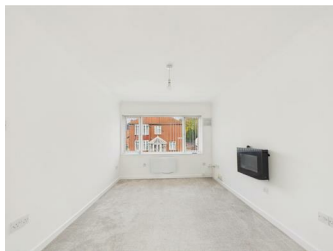


FIRST FLOOR APARTMENT HALLWAY



LOUNGE

13'4" x 9'5" (4.07m x 2.89m)



HOME OFFICE/NURSERY

6'8" x 6'5" (2.04m x 1.98m)



KITCHEN

7'10" x 6'6" (2.40m x 2.00m)



BEDROOM

9'5" x 8'2" (2.89m x 2.49m)



BATHROOM

6'9" x 6'9" (2.07m x 2.06m)



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.

EXTERNAL



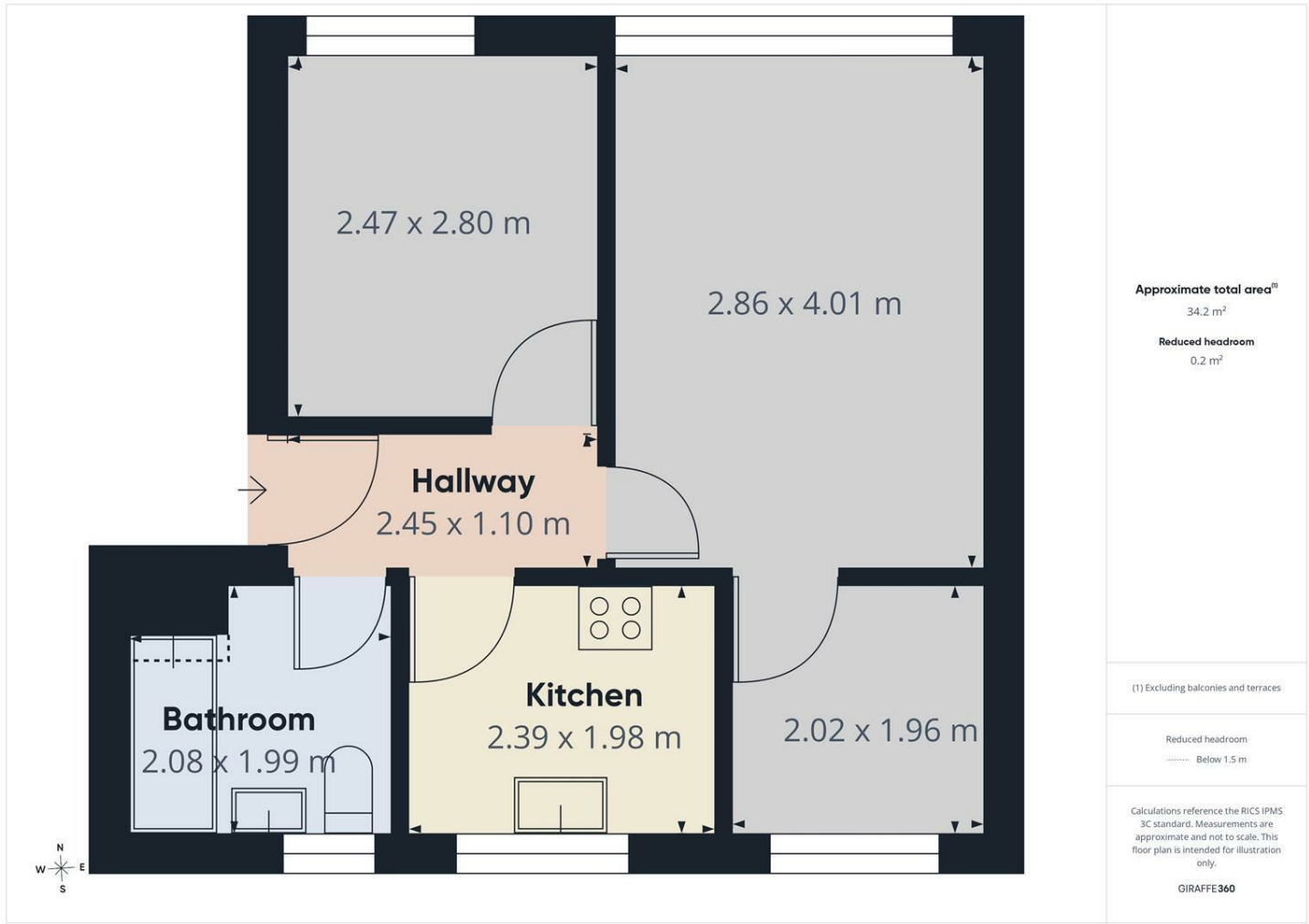
GARAGE



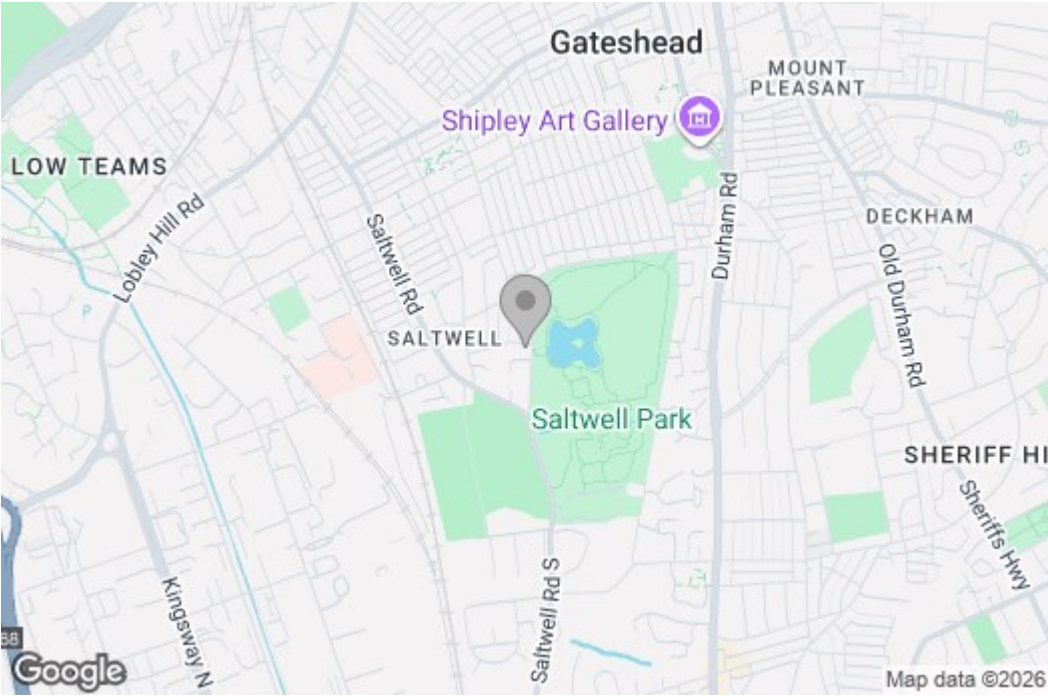
Property disclaimer

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,

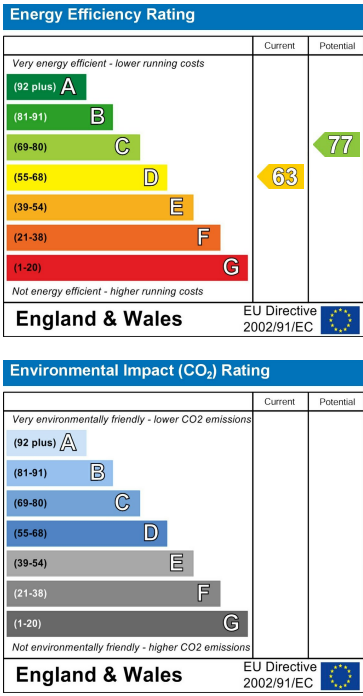
Floor Plan



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.