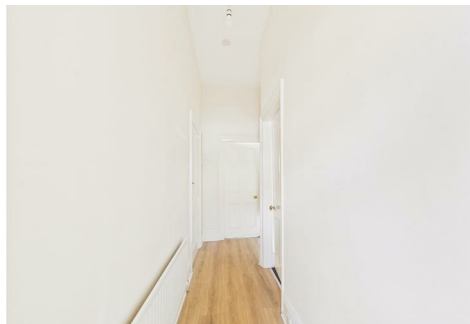




15 Exeter Street, Gateshead, NE8 4EY

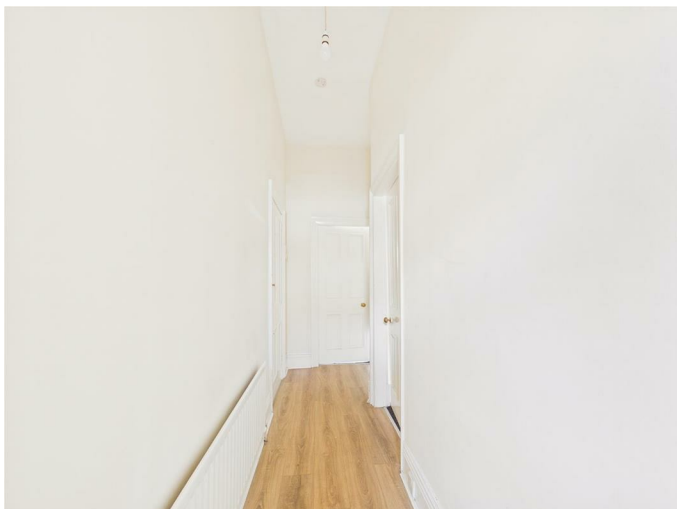
Offers Over £120,000

Located on Exeter Street in Gateshead, this charming ground floor flat offers a delightful blend of comfort and convenience. With its central location, residents will find themselves just a stone's throw away from local amenities and excellent transport links, making it an ideal choice for those seeking easy access to the vibrant city life. Upon entering, you are welcomed by a communal entrance vestibule that provides private access to the flat. The entrance hallway features a built-in storage cupboard, ensuring that your living space remains tidy and organised. The main bedroom is a true highlight, boasting elegant ceiling cornice, a feature fire surround, and a stunning bay window that floods the room with natural light. A further double bedroom offers ample space for guests or family.

The living room is both inviting and functional, complete with a gas fire and additional built-in storage, perfect for cosy evenings in. The dining kitchen is well-equipped with an integrated oven and a free-standing fridge/freezer, making it a practical space for culinary enthusiasts. A rear hallway/utility area houses a free-standing washing machine, adding to the convenience of this lovely home. The bathroom is thoughtfully designed, featuring a corner bath with a moulded seat and an electric shower, providing a relaxing retreat after a long day. Outside, a private yard to the rear offers a pleasant space for outdoor relaxation or entertaining. The vendor is willing to leave most furnishings, making this flat an attractive option for those looking to move in with ease. Viewings are highly recommended to fully appreciate the charm and potential of this delightful property.

COMMUNAL ENTRANCE VESTIBULE

GROUND FLOOR APARTMENT HALLWAY



BEDROOM TWO

12'7" x 7'8" (3.84m x 2.35m)



LOUNGE

15'6" x 12'10" (4.73 x 3.92)



BEDROOM ONE

18'4" into bay x 14'1" into alcove (5.60m into bay x 4.31m into alcove)



KITCHEN

12'8" x 7'10" (3.88m x 2.39m)



REAR HALLWAY/UTILITY AREA

BATHROOM

7'5" x 5'0" (2.27m x 1.53m)



PRIVATE REAR YARD



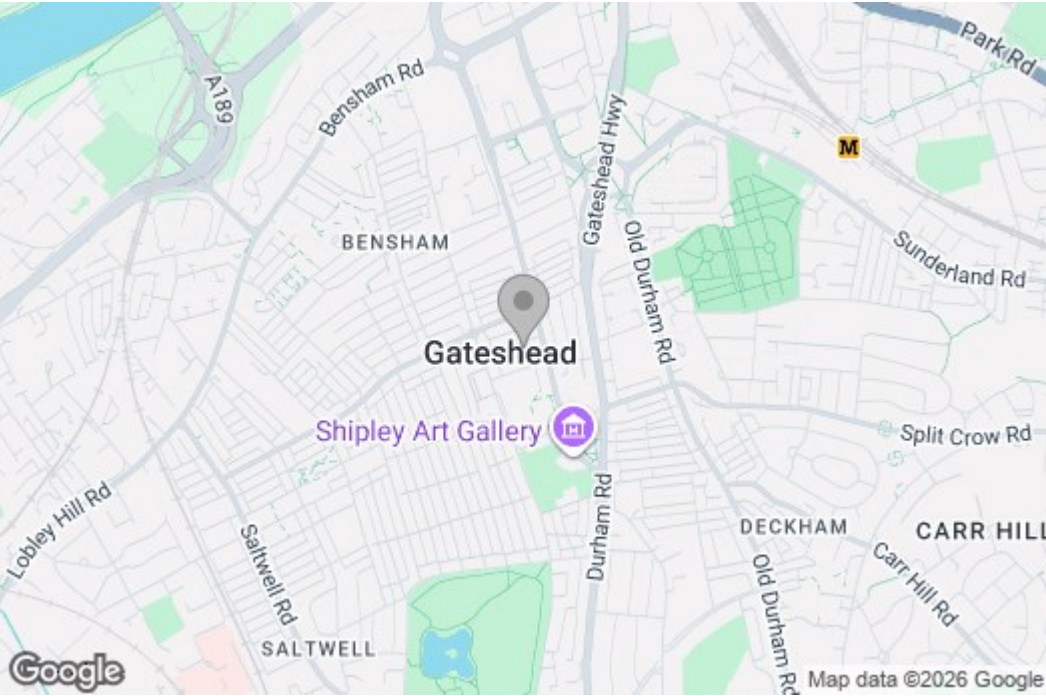
Property disclaimer

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.

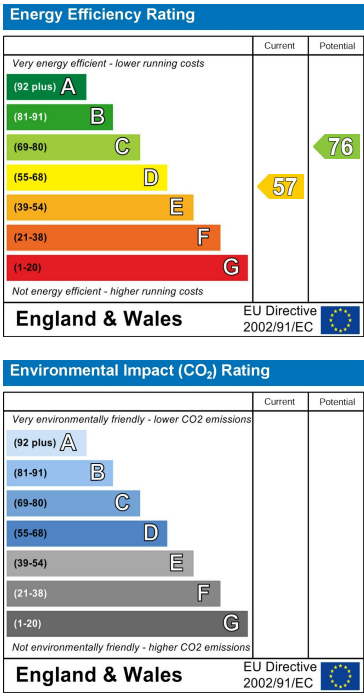
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.