



58 Wordsworth Street, Gateshead, NE8 3HE

Offers Over £85,000

Nestled on the tranquil Wordsworth Street in Gateshead, this well-presented upper flat offers a delightful living experience. Currently configured as a two-bedroom residence, with two reception rooms, however could easily be used as a three bed with one reception, providing ample space for relaxation and entertaining. Upon entering, you are welcomed by an inviting entrance lobby that leads to a staircase ascending to the first floor. The landing opens into a charming lounge, complete with a feature fireplace that adds warmth and character to the space. Adjacent to the lounge is a dining room, perfect for hosting family meals or enjoying a quiet dinner. The kitchen is functional and well-equipped, catering to all your culinary needs. The flat comprises two comfortable bedrooms, providing a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for all residents. Externally, the property features a small private rear yard. The flat is situated on a quiet street, offering open views that enhance the sense of space and tranquillity. This property is an excellent opportunity for first-time buyers or those looking to invest in a buy-to-let. With its appealing layout and prime location, it presents a wonderful chance to create a home in a serene setting. Do not miss the opportunity to view this charming flat on Wordsworth Street.

ENTRANCE LOBBY

LANDING



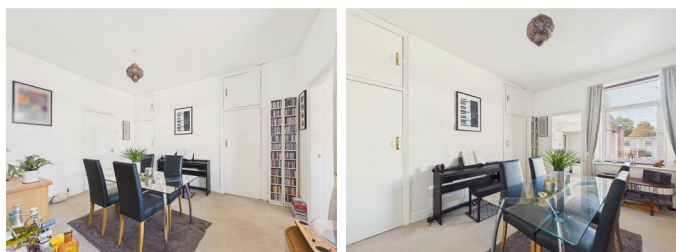
BATHROOM/WC



LOUNGE (OR BEDROOM)



DINING ROOM (OR LOUNGE)



KITCHEN



BEDROOM ONE



BEDROOM TWO



EXTERNAL

Property disclaimer

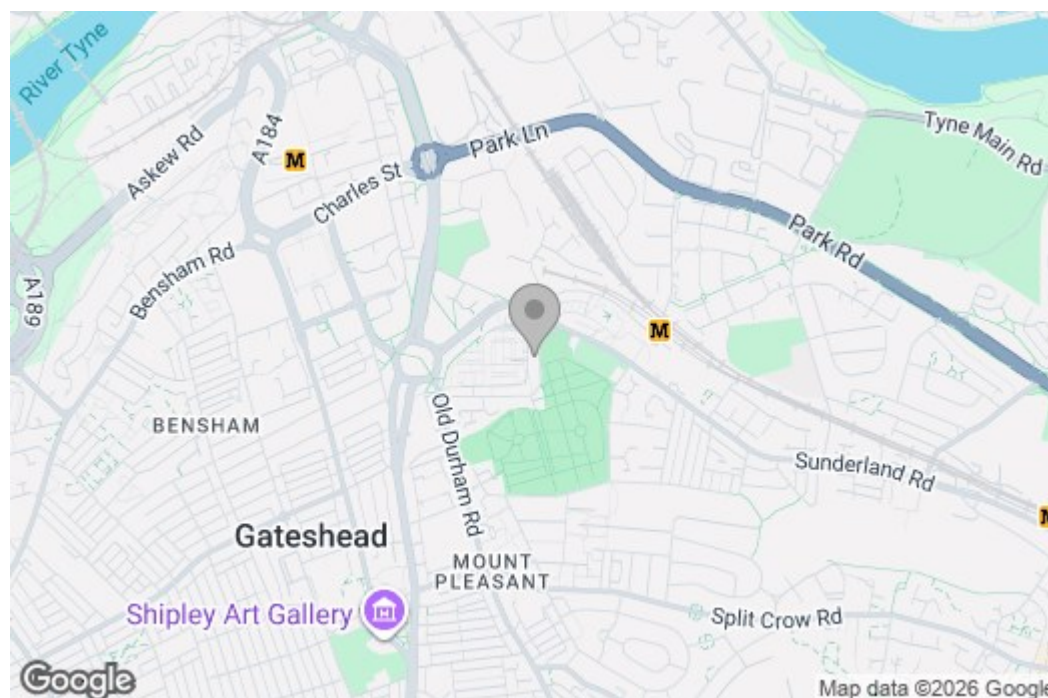
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable,

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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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 a representation or warranty in respect of the property.