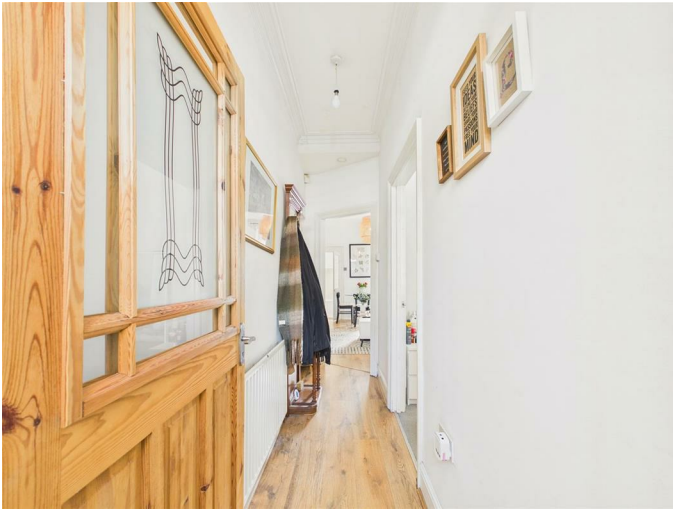


## 32 Fern Dene Road, Gateshead, NE8 4RX

Offers Over £89,950

Located on the charming Fern Dene Road, this well-presented ground floor flat offers a delightful living experience. The property boasts spacious accommodation throughout, making it an ideal choice for those seeking comfort and style. Upon entering, you are greeted by a welcoming entrance hallway, complete with an under stair storage cupboard, providing practical space for your belongings. The main bedroom is a true highlight, featuring original characteristics that add a touch of elegance, including a beautiful feature fire surround and a bay window that floods the room with natural light. The lounge and dining room is a versatile space, perfect for both relaxation and entertaining. It includes a recess to the chimney breast, enhancing the room's charm. Additionally, there is a further double bedroom equipped with fitted wardrobes, ensuring ample storage for your needs. The kitchen is well-appointed with an integrated oven and fridge/freezer, making meal preparation a breeze. The bathroom is modern and stylish, featuring integrated spotlights that create a warm and inviting atmosphere. One of the standout features of this property is the private west-facing yard to the rear, providing a lovely outdoor space to enjoy the afternoon sun. Viewings are highly recommended to fully appreciate the quality and appeal of this flat. With its ideal location and spacious layout, this property is sure to attract interest from a variety of buyers. Don't miss the opportunity to make this charming flat your new home.

## ENTRANCE HALLWAY



## BEDROOM ONE

16'11" x 9'10", 311'8" (5.18m x 3.95m)



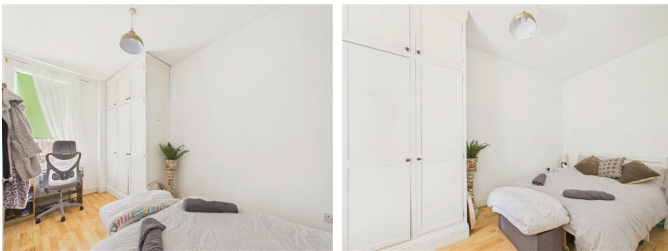
## LOUNGE

14'6" x 12'2" (4.43m x 3.71m)



## BEDROOM TWO

14'10" x 7'5" (4.53m x 2.28m)



## KITCHEN

10'0" x 7'8" (3.06m x 2.34m)

## BATHROOM

7'4" x 4'9" (2.25m x 1.45m)



## EXTERNAL

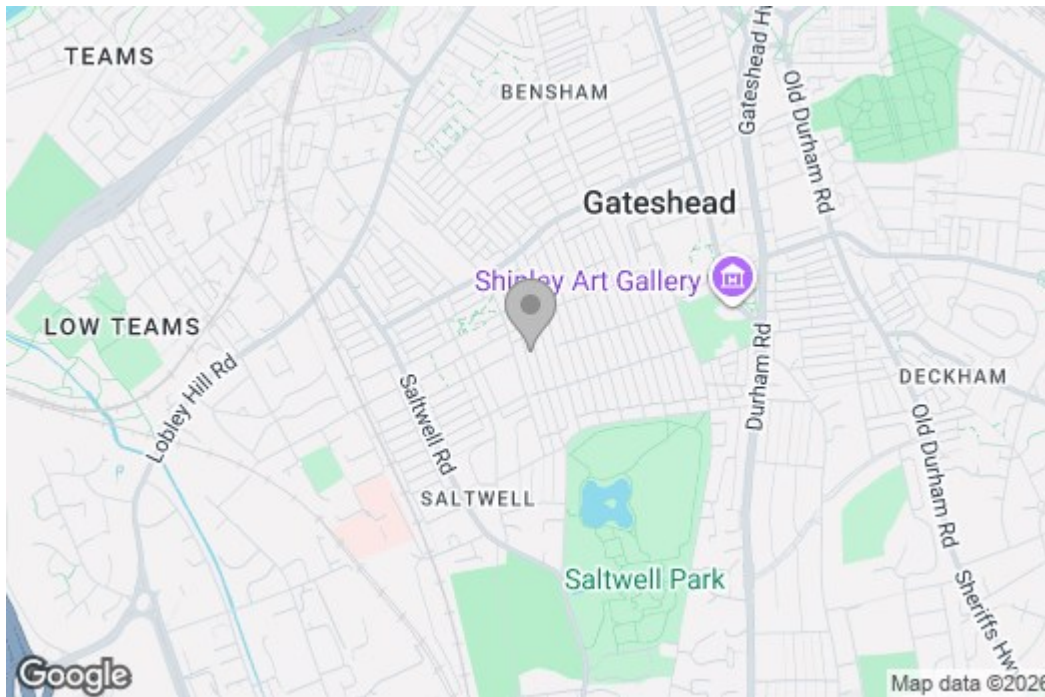


## Property disclaimer

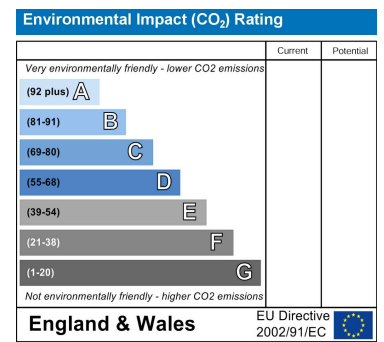
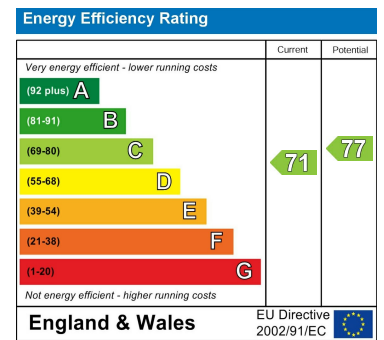
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

## 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.