GORDON BROWN
SALES & LETTING







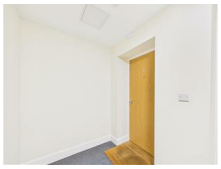


12 William Wailes Walk, Gateshead, NE9 5EW

£105,000

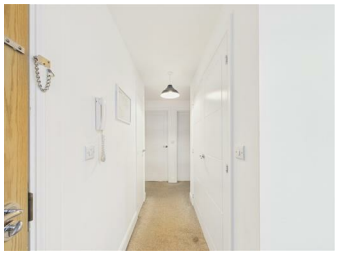
Located on William Wailes Walk, Gateshead, this modern two-bedroom first-floor apartment presents an exceptional opportunity for both first-time buyers. Part of the affordable housing scheme, this property is being offered at an impressive 35% below market value, making it an attractive option for those seeking value without compromising on quality. Upon entering, you are greeted by a secure communal entrance that leads to the hallway with stairs and lifts to all floors. The apartment hallway provided access to all rooms as well as a concealed laundry cupboard, a spacious lounge which features a dining area with French Doors that grants access to a charming wrap around balcony, perfect for enjoying a morning coffee or evening relaxation. Adjacent to the lounge, the well-equipped kitchen comes complete with essential appliances, ensuring convenience for everyday living. The apartment boasts two comfortable bedrooms one with Juliette balcony, providing ample space for rest and relaxation. A modern bathroom with a W.C. completes the accommodation, offering a stylish and functional space. The apartment also comes with an allocated parking bay at the rear of the block. Situated in a popular location, this property is within walking distance of the beautiful Saltwell Park, as well as a variety of bars, shops, and restaurants in the vibrant Low Fell area. The combination of a prime location and an affordable asking price makes this apartment a highly sought-after choice in the current market. Do not miss the chance to view this delightful flat, which promises both comfort and convenience in a thriving community.

COMMUNAL ENTRANCE





APARTMENT HALLWAY

LOUNGE/ DINING ROOM

21'3" x 11'6" (6.49 x 3.52)





KITCHEN

9'4" x 4'3" (2.87 x 1.30)




BEDROOM ONE

13'1" x 8'5" (4.00 x 2.58)




BEDROOM TWO

11'8" x 7'4" (3.58 x 2.25)




BATHROOM/WC




BALCONY





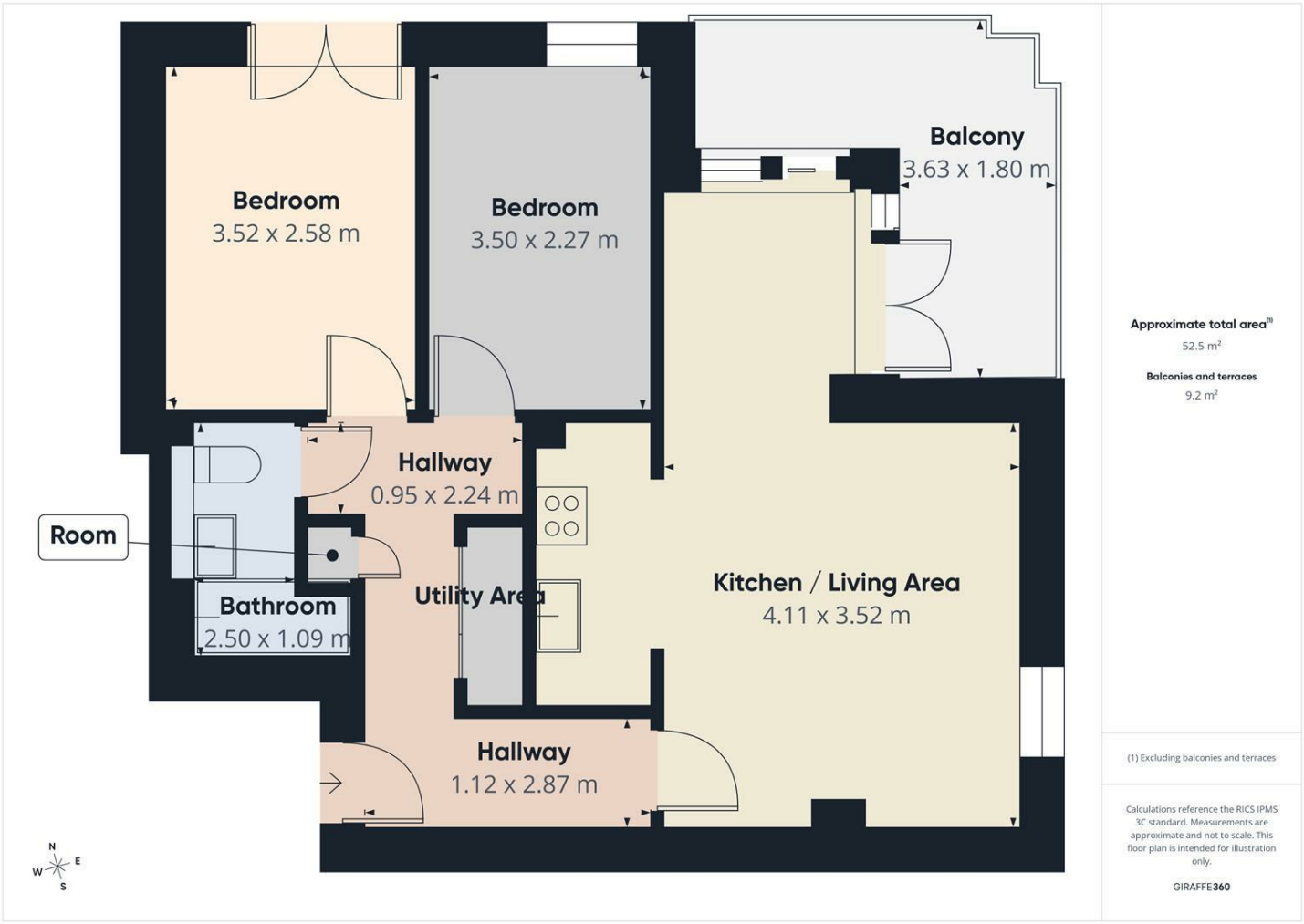
EXTERNAL



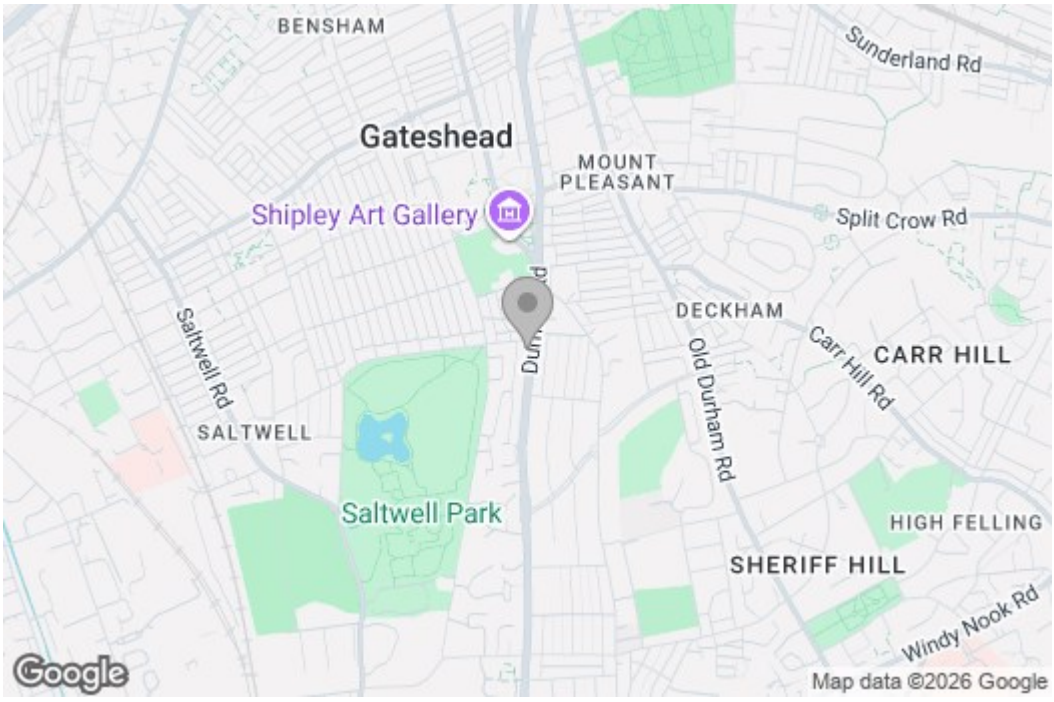

Property disclaimer

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.

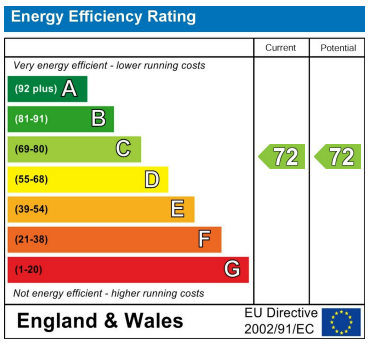
Floor Plan

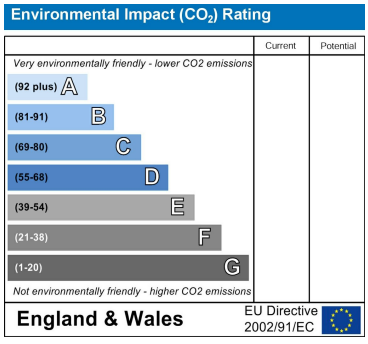


Area Map



Energy Efficiency Graph





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