



## 14 Croxdale Terrace, Gateshead, NE10 0RR

Offers Over £85,000

Welcome to this spacious ground floor flat located on Croxdale Terrace in Gateshead, an ideal spot that offers easy access to local amenities and transport links. This property is perfect for those seeking comfort and convenience in a vibrant community. Upon entering, you are greeted by a welcoming entrance hallway that leads to a generous main bedroom, featuring a charming bay window and fitted wardrobes, providing ample storage space. The flat also boasts a second double bedroom, making it suitable for small families or professionals looking for extra room. The lounge is a comfortable space, perfect for relaxation or entertaining guests. The kitchen is well-equipped and includes an exit to the rear, allowing for easy access to the private yard. The bathroom is conveniently located and features anti-slip flooring for added safety. This flat has been thoughtfully updated, with a new boiler installed within the last five years and all internal doors replaced with modern PVC options. Safety is a priority, as the property is fitted with wired smoke and carbon monoxide alarms. For those with vehicles, permit parking is available at the front of the home, while the rear yard offers a private outdoor space with shared access for bins. This property is a fantastic opportunity for anyone looking to settle in a well-connected area. We highly recommend viewing this flat to fully appreciate its charm and potential.

## ENTRANCE HALLWAY



## BEDROOM ONE

14'10" exc bay x 13'4" into alcove (4.53m exc bay x 4.08m into alcove)



## BEDROOM TWO

11'1" x 7'8" (3.38m x 2.35m)



## LOUNGE

14'5" x 12'11" (4.40m x 3.95m)



## KITCHEN

10'7" x 8'8" (3.25m x 2.66m)



## BATHROOM

8'10" x 5'5" (2.70m x 1.67m)



## PRIVATE REAR YARD



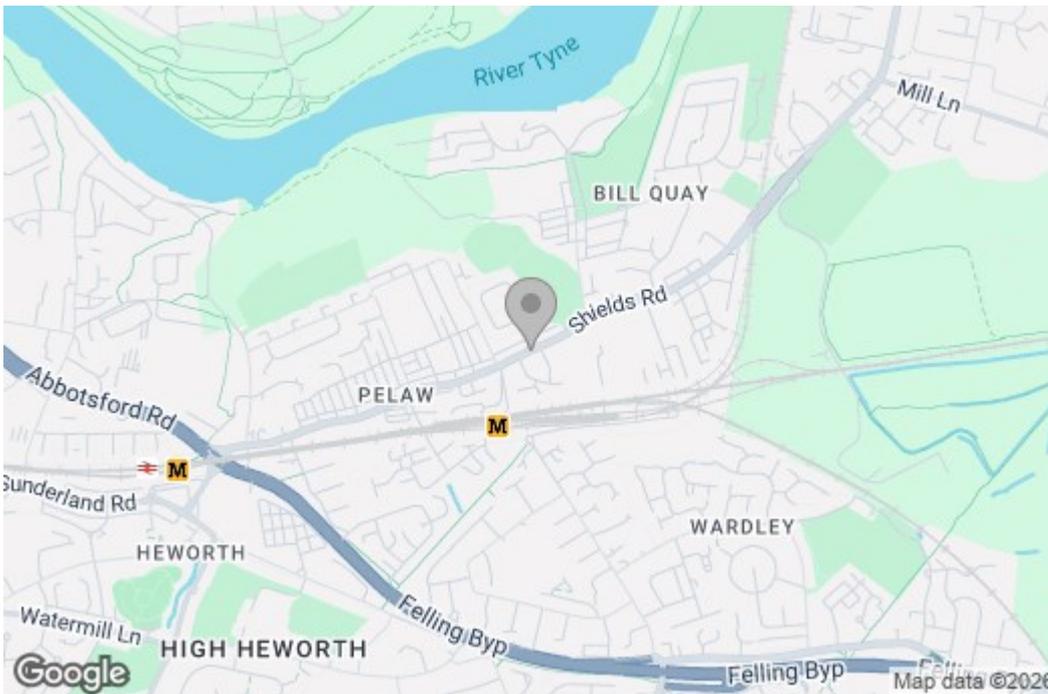
## Property disclaimer

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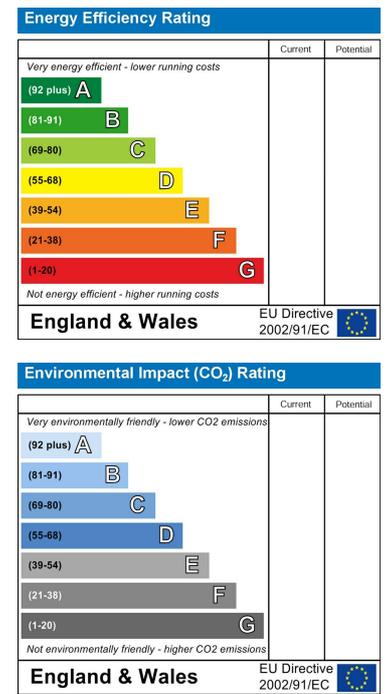
# Floor Plan



# Area Map



# Energy Efficiency Graph



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