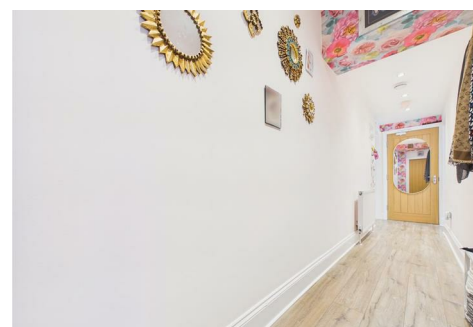




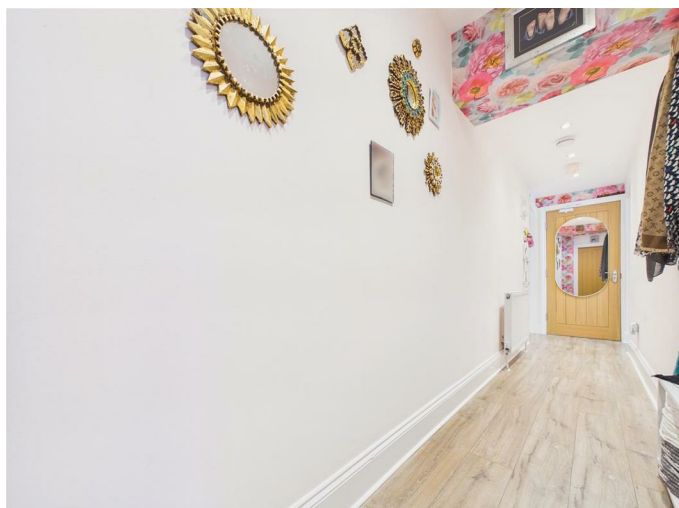
3 Durham Road, Gateshead, NE9 5AE

£265,000

Nestled on Durham Road, this beautifully presented ground floor apartment is part of an exclusive executive development in Low Fell. The property boasts a secure communal entrance hall, leading you into a luxurious living space that is both inviting and stylish. Upon entering the apartment, you are greeted by a well-designed hallway adorned with integrated spotlights, which guides you to the main bedroom and an additional double bedroom. The modern shower room is a standout feature, complete with his and hers hand basins and elegant LVT flooring, ensuring both functionality and style. The heart of this home is the open plan lounge and dining area, which is enhanced by feature walls and bi-folding doors that seamlessly connect to a private sun terrace. This outdoor space is perfect for enjoying a morning coffee or entertaining guests. The kitchen is thoughtfully integrated into the living area, equipped with modern appliances including an oven, fridge/freezer, and dishwasher, making it ideal for those who love to cook. Surrounding the apartments are well-maintained communal gardens, providing a serene environment for relaxation. The property also includes allocated parking, with ample space for visitors, ensuring convenience for both residents and guests alike. This lovely home is ideally situated in a central location, just a stone's throw away from a variety of restaurants, wine bars, and excellent transport links. Viewing is essential to fully appreciate the charm and quality of this exceptional apartment. Don't miss the opportunity to make this delightful property your new home.

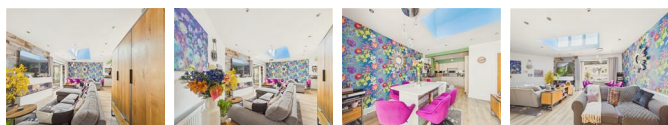
COMMUNAL FRONT ENTRANCE HALL

APARTMENT HALLWAY



LOUNGE/DINING AREA

22'10" x 13'3" (6.97m x 4.06m)



KITCHEN

9'10" x 9'2" (3.00m x 2.80m)

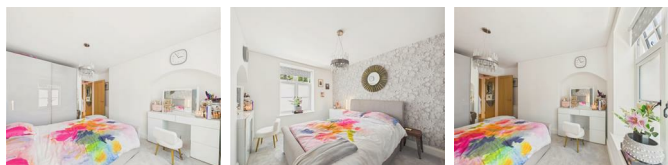


LAUNDRY ROOM

6'7" x 5'1" (2.03m x 1.56m)

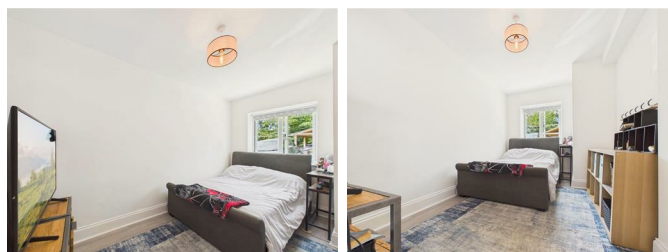
BEDROOM ONE

14'1" x 10'9" (4.31m x 3.30m)



BEDROOM TWO

13'8" x 8'6" (4.17m x 2.60m)



SHOWER ROOM

10'9" x 5'3" (3.29m x 1.61m)



SUN TERRACE



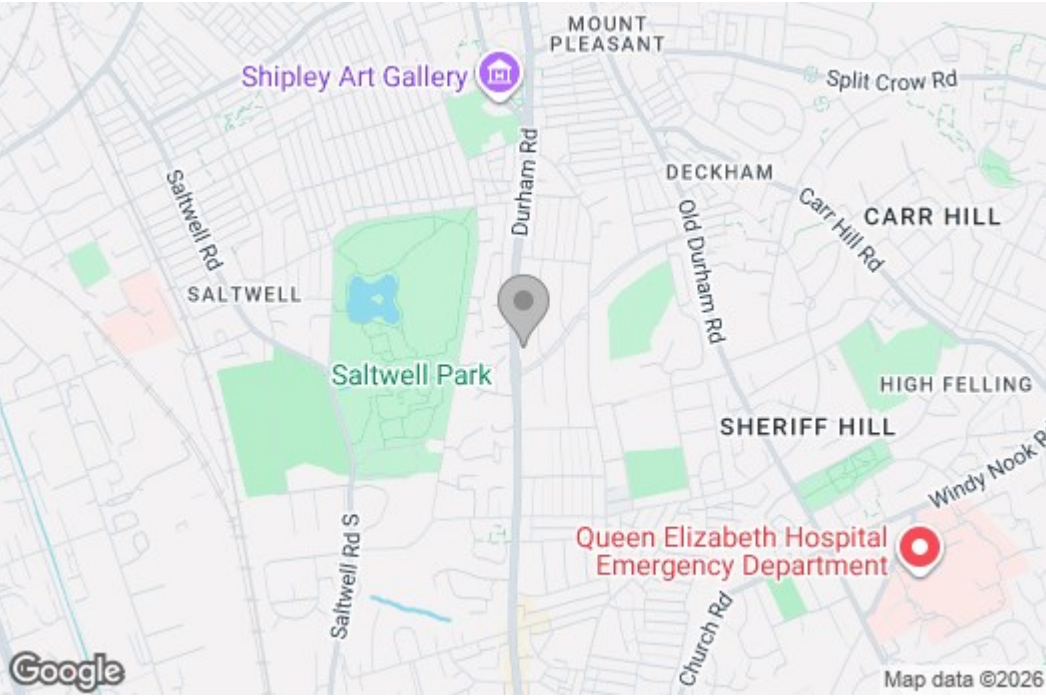
ALLOCATED PARKING AND COMMUNAL GROUNDS

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

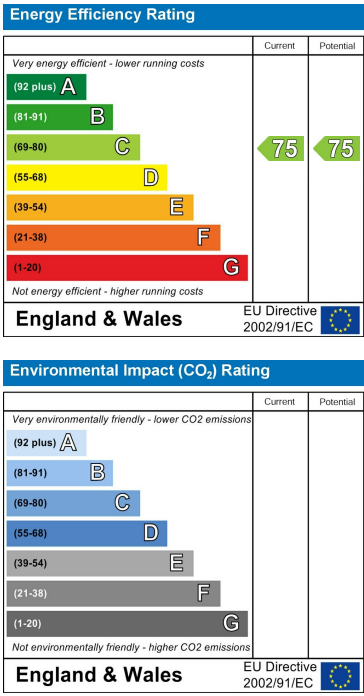
Area Map



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.

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Energy Efficiency Graph



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