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RENTAL MARKET SPECIALISTS

**133 Westbourne Avenue  
Gateshead  
NE8 4NQ**



**2 bedroom ground floor flat for sale**

Beds : 2

Bath : 1

Garden : Yes

Parking : On Street

Gas CH : Yes



0191 580 5900



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## Contact Us

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**SP16120238**

## Disclaimer

**These particulars have been produced in good faith as a reasonable representation of the property. The mention of any appliances does not imply that they have been tested by SEAL Properties and all measurements are approximate. You should also instruct a solicitor to investigate all legal matters relating to the property, eg, title, planning permission, etc. Should you wish to obtain further information please contact one of our friendly team.**

**Energy Performance Certificate (EPC) information is available upon request. Please contact the office.**

# Gallery



## Description

**SEAL Properties welcome for sale this truly modish 2 bedroom ground floor flat in the popular area of Gateshead known as 'the Avenues'. This property has benefited from recent refurbishment and would suit first time buyers, home movers and investors alike. It provides spacious living with a modern edge and briefly comprises of 2 bedrooms, living room, kitchen, bathroom and a private yard. Viewing opportunities should not be missed as this property will not disappoint.**

## Specification

### GROUND FLOOR

#### Entrance Hallway

*(17' 8" x 3' 01")* Entrance hallway leading to other rooms. Storage cupboard under the stairs.

#### Living Room

*(16' 01" x 12' 06" at Maximum Point)* Spacious living room with newly fitted electric feature fire complete with remote control set against neutral decor creating a contemporary and relaxed feel to the room. Double glazed window to rear aspect, central heating radiator.

#### Kitchen

*(8' 03" x 7' 10" at Maximum Point)* Vibrantly decorated kitchen with a variety of wall and base units finished in a light oak with grey laminated worktops. Integrated hob, oven and extractor fan. Stainless steel sink. Ceramic floor tiles and tiled splash backs. Double glazed window to the rear.

#### Bedroom One

*(19' 09" x 12' 06" at Maximum Point)* Spacious double bedroom with double glazed bay window to the front aspect. Decorative coving offering a delicate reminder of the history of the room and the age of the property. Central heating radiator.

#### Bedroom Two

*(11' 02" x 7' 04" at Maximum Point)* Moderate sized bedroom with double glazed window to the rear aspect. Central heating radiator.

#### Family Bathroom

*(5' 096" x 5' 02")* 3 piece white bathroom suite with electric shower over bath. Fully tiled walls and floor. Chrome finishings. Double glazed window to rear aspect. Central heating radiator

### OUTSIDE

#### Front

Small established garden area to the front of the property.

#### Rear

Private yard to the rear on two levels.

