



## 9 Blacklock Close, Gateshead, NE9 6AS

£94,950

Probably the nicest of its style, we are delighted to bring to the market this stunning two bedroom apartment with two bathrooms. The apartment is perfect as a first time home and features two double bedrooms, the master bedroom is equipped with an en suite shower room/wc and there is a gorgeous open plan lounge/dining with access to a kitchen which features integrated appliances. Additional to the en suite, there is a main bathroom/wc. This apartment is also available with furniture if the right price is achieved by our clients. The apartment benefits from Upvc double glazing and electric radiators. Externally there is an allocated parking bay within the courtyard. This apartment is beautiful and we have no hesitation in recommending an internal viewing.

## COMMUNAL HALLWAY

Access to the apartments is via a secure intercom system.

## ENTRANCE LOBBY

With parquet style laminate flooring. An internal door opens into the apartment hallway.

## HALLWAY



With parquet style laminate flooring, there is a storage cupboard and internal doors opens into the lounge/dining area, both double bedrooms and the main bathroom/wc.

## LOUNGE / DINING AREA



A lovely open plan room which features a range of double glazed French doors with a Juliette balcony. There is parquet style laminate wood flooring and an electric radiator. A space is available for a dining area and there is open access to the kitchenette.

## KITCHENETTE



The kitchen area is fitted with a range of floor and wall units with working surfaces including a sink unit which is fitted with a mixer tap. Built in appliances include an electric ceramic hob with an oven fitted below. Integrated appliances include a dishwasher and a fridge freezer unit.

## BEDROOM ONE



A spacious master bedroom which has an electric radiator and a double glazed window overlooks the rear garden. An internal door opens into the en suite shower room/wc.

## EN SUITE SHOWER ROOM/WC



With a low level wc, wash hand basin and a double sized walk in shower unit with a shower fitted inset.

## DOUBLE BEDROOM TWO



With an electric radiator and a double glazed window overlooks the front aspect.

## Bathroom / W.C



Three piece suite with panel bath, low level w.c and pedestal wash hand basin. Part tiled walls. Radiator.



## EXTERNAL / PARKING



Parking is situated within the residents courtyard.

### 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.

### Tenure

Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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.

Energy Efficiency Graph

