



**SEALPROPERTIES**  
RENTAL MARKET SPECIALISTS

**30 Brinkburn Avenue  
Gateshead  
NE8 4JT**

**£ 525**

**Reserved**

**Stylish 2 Bedroom Ground Floor Flat on Brinkburn Avenue  
Available NOW.**

**Beds : 2**

**Bath : 1**

**Parking : On Street**



**0191 580 5900**



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## Contact Us

### Agent Information

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More Information**

**SP22060787**

## Disclaimer

**Whilst every effort is made to ensure the contents of this brochure are accurate and true, the particulars are set out as a general outline for guidance purposes only and do not constitute any part of an offer or contract. Interested Parties should not rely on them as statements of representation of fact, but instead must satisfy themselves by inspection or otherwise as to their accuracy.**

**A Holding Fee equivalent to one week's rent is payable. Please contact the office for more details.**

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

# Gallery

## Description

**SEAL Properties are delighted to present this two bedroom lower flat on Brinkburn Avenue. The property comprises of 2 bedrooms, living room, kitchen and bathroom. The property is close to local amenities, such as Saltwell Park, and transport links.**

## Specification

### GROUND FLOOR

#### Entrance Hallway

*The entrance hallway is decorated with lilac painted walls and has laminate flooring. The entrance leads to both bedrooms and the living area.*

#### Living Room

*It has laminate flooring in the lounge with white painted walls and a turquoise feature wall. There is double glazing and central heating.*

#### Kitchen

*Large spacious kitchen with a range of wall and base units in a light wood finish. There is a built in cooker and hob provided.*

#### Bedroom One

*Large double bedroom at the front of the property which comes unfurnished. The room is carpeted and decorated brightly in an olive green and white.*

#### Bedroom Two

*Single bedroom at the rear of the property is also decorated neutrally. This room is also carpeted.*

#### Bathroom

*It is half tiled in white and blue colours and is also partly painted magnolia. It has a low flush W/C, hand wash basin, bath and shower.*

### OUTSIDE

#### Rear

*Private small yard to the rear*