



**SEALPROPERTIES**  
RENTAL MARKET SPECIALISTS

**63 Eastbourne Avenue  
Gateshead  
NE8 4NH**



**Ground Floor 2 Bedroom Property**

Beds : 2

Bath : 1

Parking : On Street

Gas CH : Yes



0191 580 5900



[WWW.SEALPROPERTIES.CO.UK](http://WWW.SEALPROPERTIES.CO.UK)



[INFO@SEALPROPERTIES.CO.UK](mailto:INFO@SEALPROPERTIES.CO.UK)

## Contact Us

### Agent Information

**Emma**

**0191 5805900**

**emma@sealproperties.co.uk**

**167/169 Saltwell Road**

**Gateshead, NE8 4TJ**

**sealproperties.co.uk**



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**SP17070300**

## 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 bring to the market this soon to be available 2 bedroom downstairs flat on Eastbourne Avenue. Booking a viewing as soon as possible is suggested as it is set to be popular! The property is close to local shops and transport links; making it easy to travel to Gateshead High Street, Team Valley Retail World, Newcastle City Centre and other places. It is also very close to Saltwell Park - a very popular attraction

## Specification

### GROUND FLOOR

#### Entrance Hallway

The hallway leads to the main bedroom and the living room. There is also a small cupboard situated in the hallway.

#### Lounge

The living room is accessible from the hallway and leads to the kitchen and the second bedroom. The window looks out onto the yard. There are two sofas, a table and chairs in the living room. There are two storage cupboards within the lounge.

#### Kitchen

The kitchen has a range of wall and base units. There is an oven/cooker, fridge, freezer and a washing machine within the kitchen. The kitchen leads to the bathroom and also to the yard.

#### Bedroom One

The master bedroom is a generous size. It will fit a king sized bed in with ease or it could be a spacious double room. There is a feature fire place in this bedroom.

#### Bedroom Two

The second bedroom is a small double or a roomy single.

#### Bathroom

The bathroom consists of a 3 piece suite. The bath has an overhead shower and shower curtain.

### OUTSIDE

#### Rear

To the rear of the property is a small private yard.

-This property is furnished