



84 King Edward Street, Gateshead, NE8 3PR

Offers Over £53,000

First floor flat situated on King Edward Street within this central location. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The accommodation comprises: entrance hallway, first floor landing, living room, kitchen with a free standing cooker, master bedroom, one further bedroom and bathroom. There is a shared yard to the rear with bin access. Viewings are recommended to appreciate this sensibly priced flat.

Entrance Hallway

A uPVC front entrance door provides access into the hallway with a staircase leading to the first floor.

First Floor

Landing with loft access and built in meter storage.

Living Room

18'6" x 14'7" (5.66 x 4.47)



Built in cupboard, two single radiators, windows overlooking the rear elevation.

Kitchen

10'7" x 7'8" (3.23 x 2.34)



Base and eye level units with contrasting work surfaces, free standing cooker, stainless steel sink, plumbed for a washing machine, wall mounted Main boiler, partial tiling to the walls, window overlooking the rear elevation and stairs leading to the uPVC rear exit door.

Master Bedroom

14'3" x 12'7" (4.35 x 3.86)



Ceiling cornice, single radiator, window overlooking the front elevation.

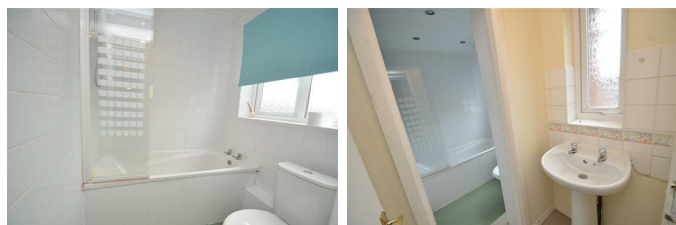
Bedroom Two

10'0" x 7'7" (3.07 x 2.32)



Single radiator, window overlooking the front elevation.

Bathroom



Panelled bath with an electric shower over, low level w/c, pedestal hand wash basin, partial tiling to the walls, towel warmer, window overlooking the rear elevation.

External



There is a shared yard to the rear.

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

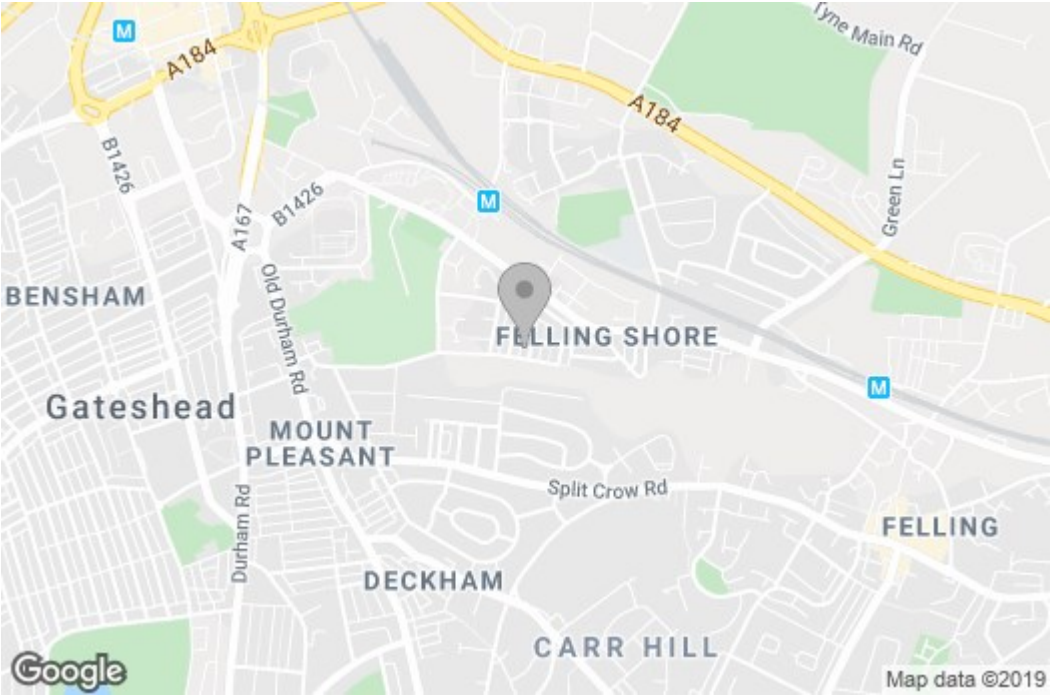
measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to 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

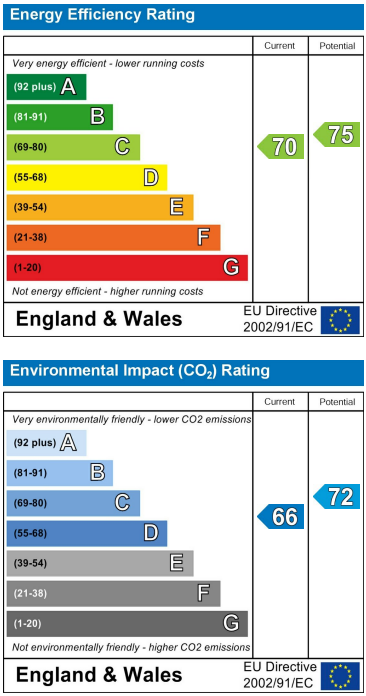
Area Map



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.

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Energy Efficiency Graph



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