



## 93 King Edward Street, Gateshead, NE8 3PR

£65,000

An absolutely immaculate fully refurbished first floor flat situated in King Edward Street within this central location. The property is warmed via gas central heating and has a new smart boiler and benefits from uPVC double glazing. The accommodation comprises; entrance hallway, living room with shelving to the alcoves, kitchen with an integrated oven, fridge and freezer, master bedroom, two further bedrooms and bathroom. There is a private yard to the rear with storage. This property could be sold as seen and extras are negotiable. Viewings are highly recommended to appreciate this lovely home.



### Entrance Hallway

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

### First Floor

Landing with loft access and a single radiator. (The loft is floored for storage with a light and ladder).

### Living Room

14'9" x 12'0" (4.50 x 3.66)



Shelving to the alcoves, radiator and a window overlooking the rear elevation.

### Kitchen

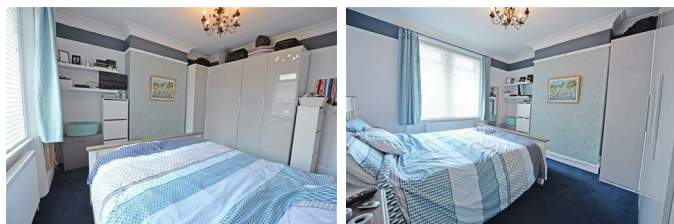
8'2" x 7'4" (2.51 x 2.26)



Base and eye level units, contrasting butchers block work surfaces, an integrated oven, induction hob and concealed cooker hood, stainless steel sink which is plumbed for a washing machine, integrated fridge and freezer, partial tiling to the walls, tiled floor, concealed Baxi boiler, integrated spotlights, single radiator, window to the rear and access to the rear hallway with rear exit.

### Master Bedroom

13'9" x 12'2" (4.21 x 3.71)



Ceiling cornice, radiator, window overlooking the front elevation.

### Bedroom Two

10'0" x 7'4" (3.07 x 2.25)



Coving to the ceiling, single radiator and a window overlooking the front elevation.

### Bedroom Three

11'3" x 7'3" (3.45 x 2.23)



Coving to the ceiling, single radiator and a window overlooking the rear elevation.

### Bathroom

6'0" x 4'4" (1.83 x 1.34)



Paneled bath with a shower over, hand wash basin, low level WC, tiling to the walls and floor, towel warmer, integrated spotlights, extractor and a window to the rear.

## External



There is a private yard to the rear with storage.

### Agent Note

Extras are negotiable and this flat could be sold as seen to include certain furniture.

### Property disclaimer

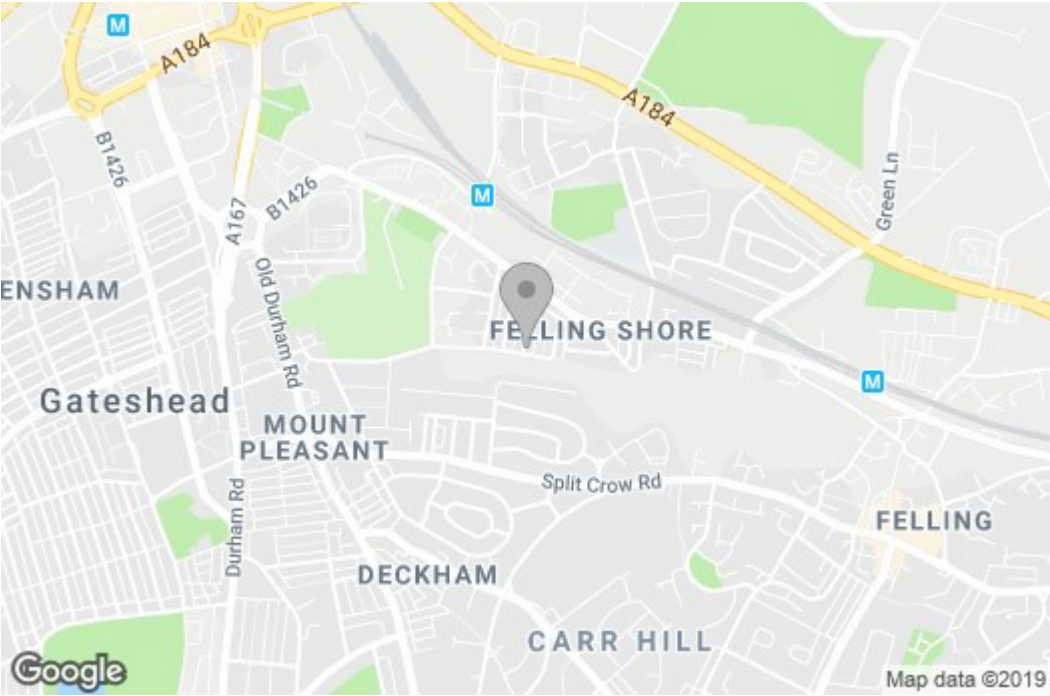
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### Tenure

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

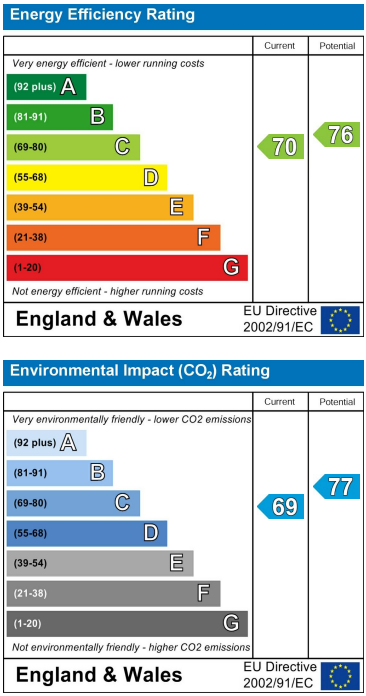
Area Map



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Energy Efficiency Graph



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