



**SEALPROPERTIES**  
RENTAL MARKET SPECIALISTS

**277 Westbourne Avenue  
Gateshead  
NE8 4NS**



**2 Bedroom Upstairs Flat**

Beds : 2

Bath : 1

Parking : On Street

Gas CH : Yes



0191 580 5900



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## Contact Us

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## 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 characterful two bedroom upper flat. It has many unique features that make the flat stand out from any other ordinary Tyneside flat!. Upon entering the flat it is fully furnished to a high standard & has a very homely feel. It is close to Saltwell Park, Local schools, transport links & shops.

## Specification

### GROUND FLOOR

#### Entrance Hallway

Wooden stairs to the first floor landing. Characterful banister & hand rail.

### FIRST FLOOR

#### Landing

Exposed wooden floor boards, high ceiling with feature lighting and a gold cast iron radiator. The landing is decorated to a high standard.

#### Bedroom One

The interior is modern with a grey carpet and is very spacious. The bedroom has double glazing and a radiator.

#### Dining Room

Feature coving to ceiling, exposed varnished floorboards, feature light above the dinning table & double glazing. This room is open plan which leads to the lounge.

#### Lounge

Beautifully decorated lounge which has a statement fireplace, originally from a pub in Newcastle upon Tyne!. Concrete ceiling and a large feature light.

#### Kitchen

*Navy fitted kitchen with gold accent handles, wood work tops and grey lino flooring.* It comes highly equipped with a built in electric cooker with four ring gas hob & a washing machine. White ceramic sink unit & a modern tap.

#### Family Bathroom

Double glazed window to the rear. White coloured suite comprising of panelled bath with shower over, wash hand basin, low flush WC. Grey wood flooring and a cast iron radiator.

### SECOND FLOOR

#### Bedroom Two

A large attic conversion with 5 large sky light windows which make the room feel very light and airy. It has a double bed and space for extra furniture. It has the space to have a small home office desk in the back corner of the bedroom.

### OUTSIDE

#### Rear

To the rear of the property is a fenced yard.