



40 Silverdale Terrace, Gateshead, NE8 4JL

£87,500

Stunning two bedroom ground floor flat with period features and appealing of interest to a first time buyer. The flat is located on Silverdale Terrace which is located adjacent to Saltwell Park. The flat features a south westerly facing yard and the internal accommodation briefly comprises; entrance hallway, master bedroom/lounge with a bay window which overlooks the front aspect. There is a second lounge area which is currently being used as a dining area. Beyond this room, internal doors provides access into another double bedroom and the fitted kitchen. The kitchen leads through into a modern shower room/wc. An enclosed yard is located to the rear. The flat benefits from Upvc double glazed and gas central heating is via radiator and a combi boiler. The property provides a very handy commute into Newcastle City Centre and there is also convenient access for Low Fell. Viewing is strongly recommended.

ENTRANCE HALLWAY



Access to the home is via a timber entrance door. There is a radiator and stripped original doors opens into the lounge and front bedroom. The floorboards have been sanded and varnished. Storage cupboard.

LOUNGE / BEDROOM ONE

20'2" x 14'1" (6.15 x 4.31)



Measurement is into the bay window. Coving is fitted to the ceiling, there is a radiator, sanded wood floorboards and a double glazed bay window overlooks the front aspect.

SITTING ROOM / DINING ROOM

11'4" x 12'1" (3.46 x 3.69)



This room is currently being used as a dining area and a snug. Ther floorboards have been sanded and varnished, there is a radiator and a double glazed window overlooks the rear garden. Internal doors opens into the kitchen and bedroom.

DOUBLE BEDROOM TWO

9'6" x 10'8" (2.91 x 3.27)



With a radiator and a double glazed window which overlooks the rear aspect.

KITCHEN

8'5" x 9'1" (2.59 x 2.77)



The kitchen is fitted with a range of floor and wall units with working surfaces which includes a sink unit which is fitted with a single drainer. Recesses have been provided for a cooker, washing machine and a fridge freezer unit. A double glazed window overlooks the rear garden and a upvc door opens into the rear garden.

SHOWER ROOM/WC

8'0" x 5'4" (2.45 x 1.64)



The shower room is fitted with a modern white suite which briefly comprises; low level wc, wash hand basin and a double sized shower cubicle is fitted with a boiler fed shower inset. There is a towel rail and a double glazed window.

EXTERNAL



At the rear of the home there is an enclosed yard which is south/westerly facing.

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.

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

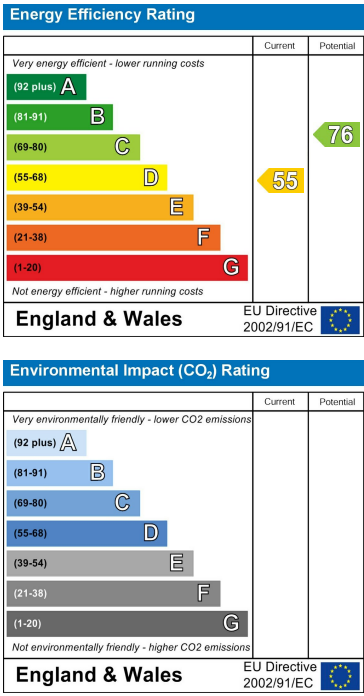
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Floor Plan

Area Map



Energy Efficiency Graph



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