



## 3 Robson Street, Gateshead, NE9 5UY

£110,000

Immaculately presented ground floor flat situated on Robson Street within this desirable area of Low Fell. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The accommodation comprises: entrance hallway, master bedroom with fitted wardrobes, shower room, living room/dining room, one further bedroom, kitchen with an integrated fridge/freezer. There is a shared yard to the rear with a sun deck. Viewings are highly recommended to appreciate this lovely flat.

LEASEHOLD, 999 years from 1993 so 970 years remaining. Council tax band A

## **ENTRANCE HALLWAY**

A composite front entrance door provides access into the hallway with a single radiator and laminate flooring.

## **MASTER BEDROOM**

13'11" x 8'0" (4.26m x 2.46m)

Fitted wardrobes to one wall, laminate flooring, double radiator, window overlooking the front aspect.

## **SHOWER ROOM**

With a step in shower, w/c, pedestal hand wash basin, tiling to the walls, laminate flooring, single radiator and extractor.

## **LIVING ROOM/DINING ROOM**

15'0" x 13'4" (4.59m x 4.07m)

Recess to the chimney breast, laminate flooring, double radiator, access into the second bedroom/office, and open access into the kitchen.

## **BEDROOM TWO/OFFICE**

9'11" x 6'0" (3.03m x 1.84m)

Laminate flooring, double radiator, window overlooking the rear aspect.

## **KITCHEN**

9'6" x 8'3" (2.92m x 2.52m)

Base and eye level units with contrasting work surfaces, integrated gas hob and concealed cooker hood, one and a half bowl stainless steel sink, plumbed for a washing machine, integrated fridge/freezer, partial tiling to the walls, laminate flooring, vertical radiator, integrated spotlights, two Velux windows, window overlooking the rear aspect and a uPVC exit door opening onto the rear pathway and deck.

## **EXTERNAL**

There is a shared yard to the rear with paved pathway and decking.

## **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.

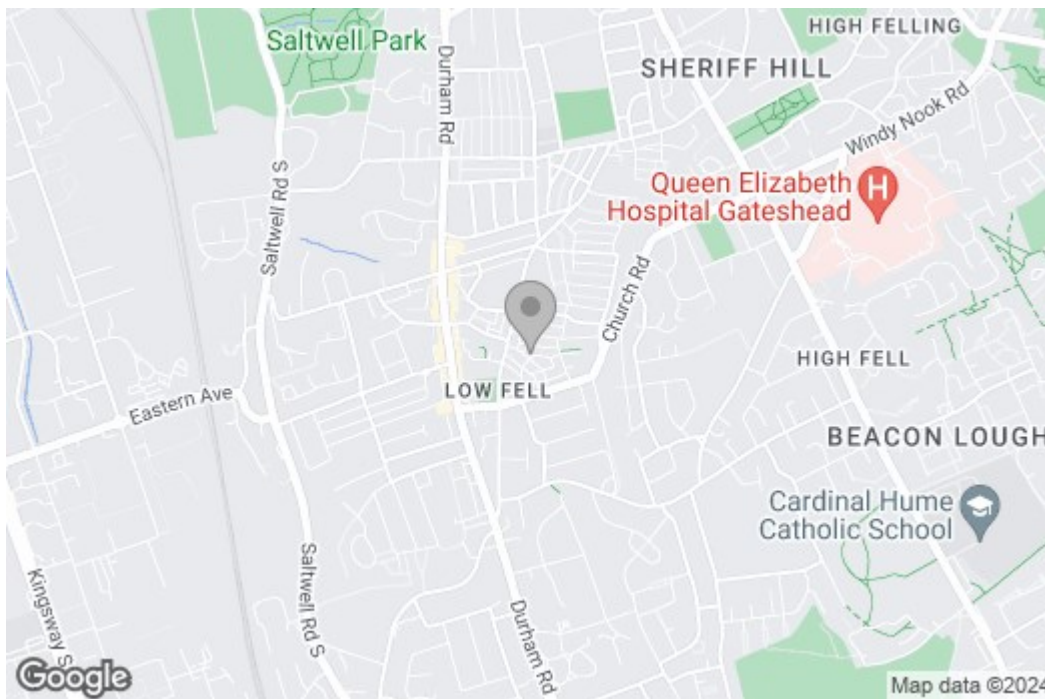
## **Property disclaimer**

**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 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

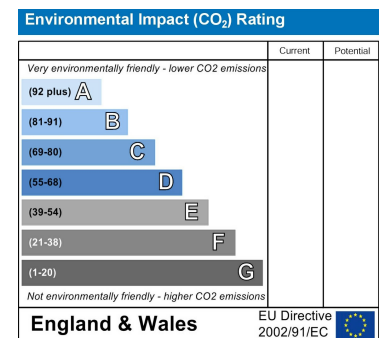
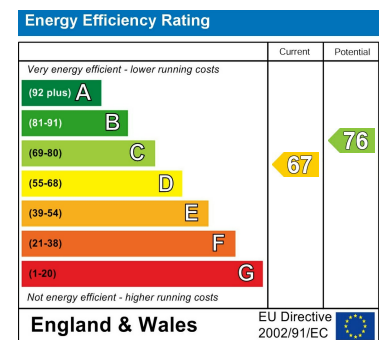
information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.