



97 Brinkburn Avenue, Gateshead, NE8 4JU

Offers Over £85,000

Situated on Brinkburn Avenue in Gateshead, we are delighted to offer for sale this lovely two bedroom upper flat which will make the perfect first time purchase. The flat boasts a spacious open plan lounge with dining area and the flat benefits from double glazing and gas central heating via a combi boiler. The accommodation briefly comprises; entrance lobby, first floor landing, lounge with dining area, fitted kitchen, rear lobby, bathroom/wc and two bedrooms. A private enclosed yard is located to the rear. The flat is located with excellent access to Saltwell Park and local transport links. An internal viewing is highly recommended. LEASEHOLD. Council tax band A.

ENTRANCE LOBBY

Access to the home is via a timber entrance door. There is period arched corbels and a staircase leads to the first floor accommodation.

LANDING

8'7" x 7'8" (2.62 x 2.35)

With a landing which opens into both bedrooms and the open plan lounge/dining area. An access has been provided into the loft which has been boarded and is accessed via ladders.

LOUNGE / DINING ROOM

19'7" x 14'1" (5.99 x 4.31)

A lovely open plan room with double glazed windows which overlooks the rear aspect. There is radiator and a cast iron style fireplace is fitted to the chimney breast. Coving is fitted to the ceiling and an internal door leads into the kitchen.

KITCHEN

7'10" x 8'11" (2.41 x 2.74)

The kitchen is fitted with a range of wall and base units with a twin sink unit which is fitted with a mixer tap. Recesses have been provided for a cooker, fridge freezer unit and tumble drier. A double glazed window overlooks the side aspect and an external door opens out into the private rear yard. An internal door leads into the rear lobby.

REAR LOBBY

With a wall mounted combi boiler and plumbing his provided for a washing machine.

BATHROOM/WC

5'0" x 6'4" (1.54 x 1.95)

With a three piece suite which briefly comprises; low level wc, wash hand basin and a panelled bath which is fitted with a shower above. There is tiled splash backs, a radiator and a double glazed window overlooks the rear aspect.

MASTER BEDROOM ONE

11'10" x 14'0" (3.62 x 4.28)

With a radiator and two double glazed windows overlooks the front aspect. Period coving and a ceiling rose is fitted to the ceiling.

BEDROOM TWO

7'9" x 7'7" (2.38 x 2.32)

With a radiator and a double glazed window overlooks the front aspect.

EXTERNAL

With a private enclosed yard.

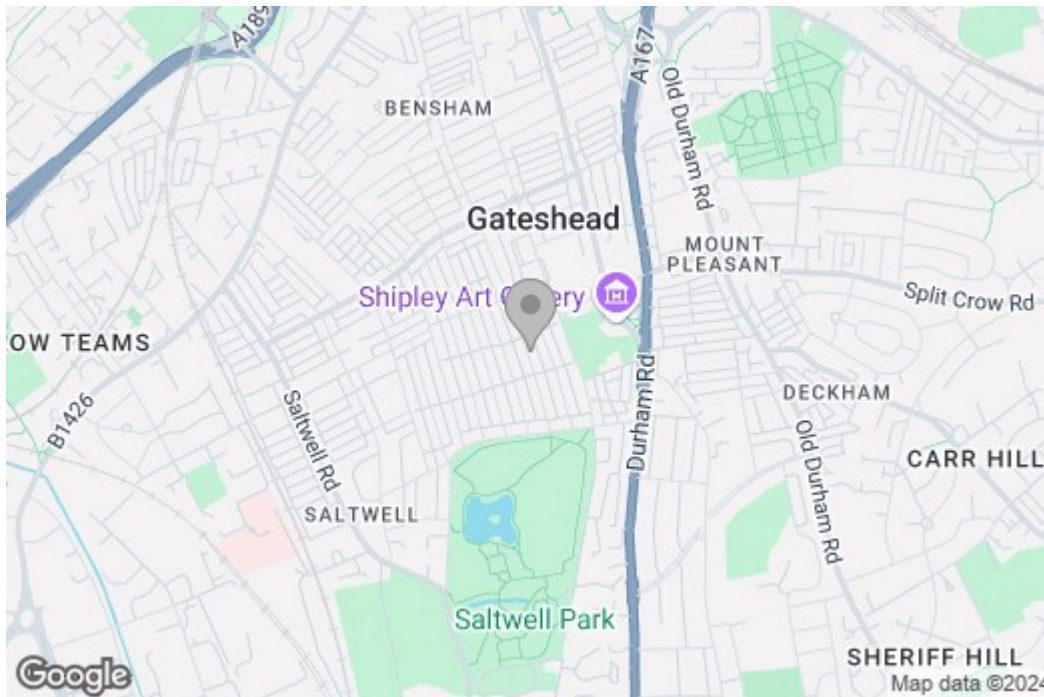
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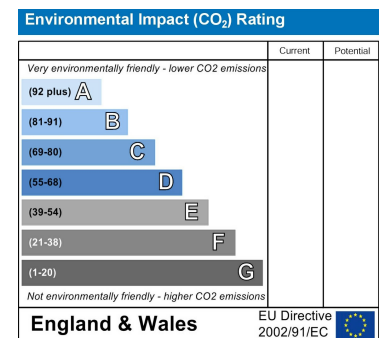
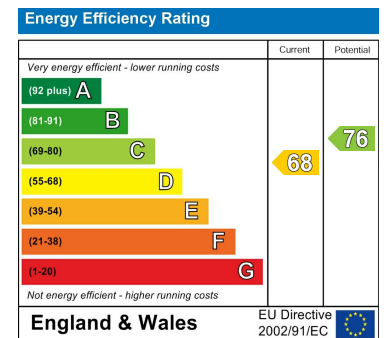
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Floor Plan

Area Map



Energy Efficiency Graph



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