



42 Springfield Place, Gateshead, NE9 5UQ

Offers Over £90,000

Welcome to this beautifully refurbished one-bedroom ground floor flat, in a prime location near Low Fell. Boasting a private garden, this residence offers a wonderful blend of contemporary living and outdoor space.

As you step inside, you'll immediately notice the meticulous attention to detail and the high standard of refurbishment throughout. The flat has been rewired and plastered throughout and thoughtfully designed to create a comfortable and inviting atmosphere, making it an ideal home for individuals or couples. The living space features a spacious and bright open-plan layout, seamlessly integrating the living and kitchen areas. Natural light floods the room, enhancing the warm ambiance, while the tasteful decor adds a touch of elegance. The kitchen is a true highlight of this property. Fully refurbished to an exceptional standard, it boasts modern appliances, sleek countertops, and ample storage space. The bedroom with its generous proportions and soothing color scheme provides a comfortable space to unwind after a long day. Additionally, the large window allows plenty of natural light to filter in, creating an airy and inviting atmosphere. The bathroom is equally impressive, featuring contemporary fixtures with a stylish bathtub or a refreshing shower to choose from, depending on your preference. One of the standout features of this flat is its private garden which are rare in a property of this type. Situated close to Low Fell, this property benefits from excellent transport links, local amenities, and a vibrant community. With shops, cafes, restaurants, and parks within easy reach, you'll have everything you need right at your doorstep. In summary, this fully refurbished one-bedroom ground floor flat with a private garden offers a superb opportunity for comfortable and contemporary living. With its stylish interior, excellent location, and delightful outdoor space, it presents an ideal home for those seeking a high standard of living in a desirable area.

Secure Communal Entrance

Private entrance hallway

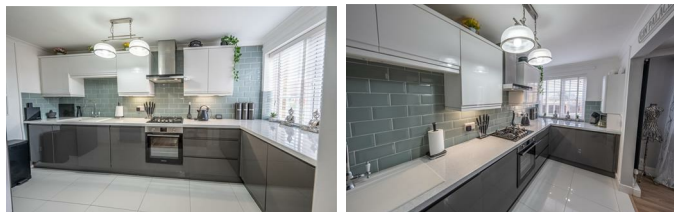
Lounge

14'11" x 10'6" (4.57 x 3.22)



Kitchen

14'4" x 5'10" (4.37 x 1.79)



Bedroom

11'7" x 9'5" (3.55 x 2.89)



Bathroom/w.c.



External

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.

Tenure

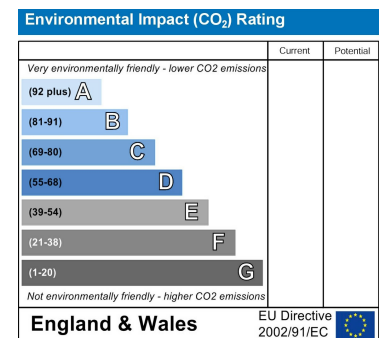
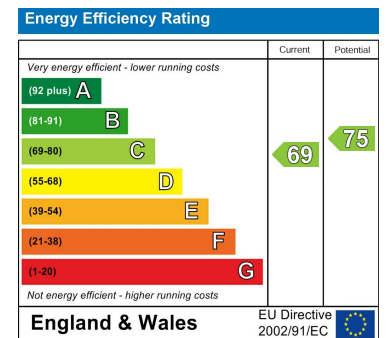
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



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.