



628 Durham Road, Gateshead, NE9 6JA

Offers Over £139,950

This stunning two bedroom loft-style apartment offers contemporary living in a central location, boasting a range of desirable features. The property benefits from full double glazing and gas central heating. Upon entering, you are greeted by a spacious lounge with striking parquet style flooring and a feature wall-mounted fire, creating a cozy and inviting atmosphere. The lounge seamlessly flows into a stylish kitchen diner, where modern design meets functionality. The kitchen boasts high gloss units, quartz worktops, and integrated appliances including a washer/dryer, oven and hob, providing a sleek and practical space for cooking and dining. The master bedroom showcases an original fire surround and cast inset, adding character and charm to the room. The second bedroom offers versatility and can be used as a guest room, home office, or additional living space to suit your needs. The apartment features a generously sized bathroom with a double shower enclosure, vanity sink unit, and WC, offering modern convenience and luxury. Externally, the property offers a shared yard to the rear, complete with a paved patio area perfect for outdoor seating. Situated in a central location, this apartment provides easy access to local amenities and transport links, making it an ideal choice for those seeking convenience and connectivity. Overall, this two bedroom loft-style apartment with a spacious lounge, modern kitchen diner, stylish bathroom, and outdoor patio presents a fantastic opportunity for contemporary urban living in a highly desirable location. LEASEHOLD.

ENTRANCE LOBBY

APARTMENT LANDING



LOUNGE

14'2" x 13'0" (4.33 x 3.98)



KITCHEN DINER

18'6" x 10'4" (5.66 x 3.16)



BEDROOM ONE

15'4" x 13'1" (4.68 x 3.99)



BEDROOM TWO

9'10" x 7'5" (3.00 x 2.28)



SHOWER ROOM / 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.

MATERIAL INFORMATION

FLOOD RISK - NO RISK

LOCAL AUTHORITY - GATESHEAD

BROADBAND - BASIC AND FIBRE

MOBILE COVERAGE - BASIC- GOOD

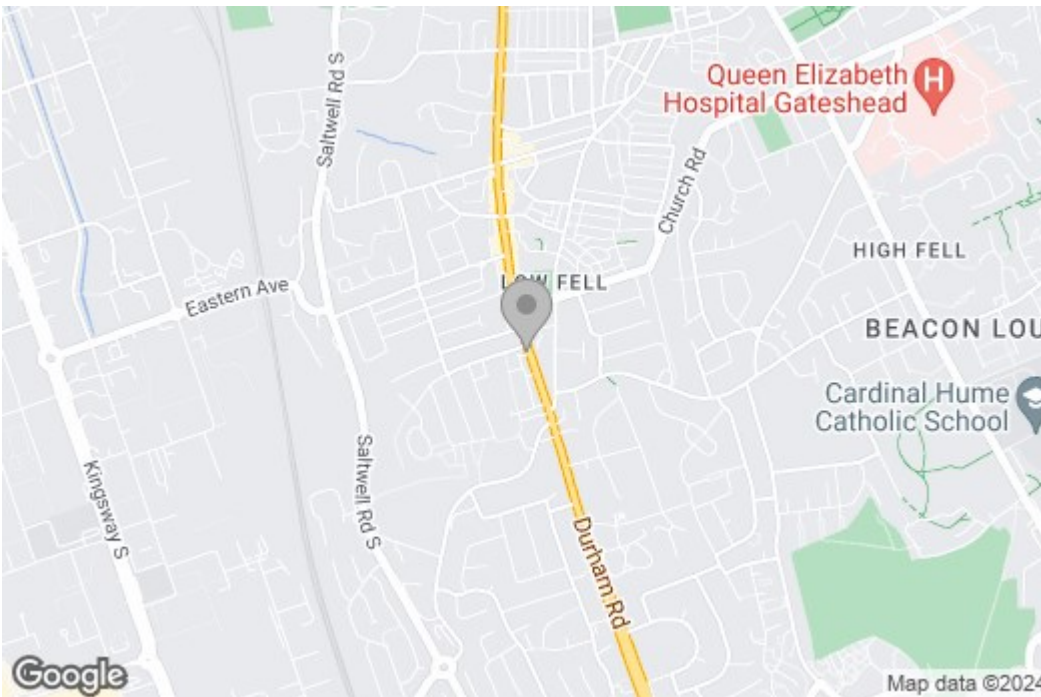
TV- SKY AND BT

Tenure

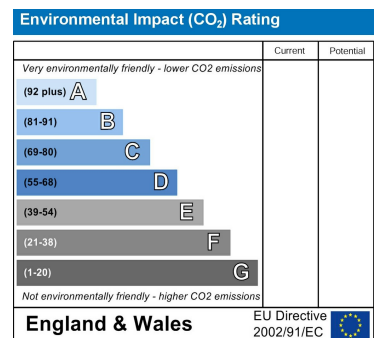
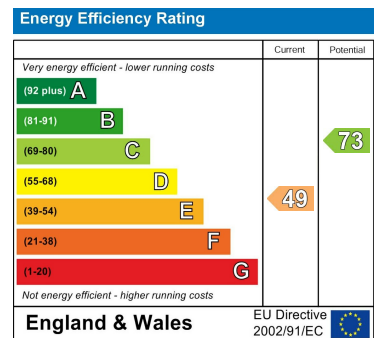
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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 a representation or warranty in respect of the property.