



2 Lilac House Fell Place, Gateshead, NE9 7RL

Offers Over £189,950

Introducing a stunning stone-built two/three bedroom apartment exuding contemporary elegance and effortless sophistication. Boasting a seamless blend of modern design and functionality, this immaculate residence offers a versatile open-plan layout with a lounge and dining room that can easily be transformed into an additional bedroom to suit your lifestyle needs. Upon entering, you are greeted by a stylish open plan lounge/ dining room that opens onto a sleek kitchen equipped with built-in appliances, perfect for culinary enthusiasts and entertaining guests. The two double bedrooms provide ample space and comfort, with the master bedroom featuring bi-fold doors that lead out to an enclosed terraced outdoor patio, offering a private sanctuary for relaxation and alfresco dining. The modern shower room is a masterpiece of luxury, featuring his and hers sinks for added convenience and a touch of sophistication. Throughout the apartment, sleek and modern fittings enhance the ambiance, creating a chic and welcoming atmosphere. Convenience is key with parking available for two cars, ensuring hassle-free living in this desirable property. The entire loft space has also been boarded for storage with electric and pull down ladder. The entire apartment exudes a sense of spaciousness and style, with a seamless flow that enhances the overall living experience. Privacy is paramount, with the outdoor patio fully enclosed, providing a tranquil retreat from the hustle and bustle of everyday life. Experience the epitome of modern living in this exceptional apartment, where luxury meets functionality in a harmonious blend of design and comfort. Internal viewing is essential to fully appreciate the size of accommodation on offer here in this superb apartment.

ENTRANCE HALLWAY



LOUNGE

18'9" x 16'4" (5.73 x 4.99)



DINING ROOM / BEDROOM THREE

15'1" x 6'2" (4.62 x 1.90)



KITCHEN

12'4" x 11'4" (3.77 x 3.47)



MASTER BEDROOM

14'2" x 9'2" (4.33 x 2.81)



BEDROOM TWO

19'0" x 8'5" (5.80 x 2.59)



SHOWER ROOM



EXTERNAL



MATERIAL INFORMATION

Conservation Area - No
Flood Risk - Low
Mobile Coverage- good
Broadband -Basic, Superfast, Ultrafast
Satellite / Fibre TV Availability - BT, Sky,

Property disclaimer

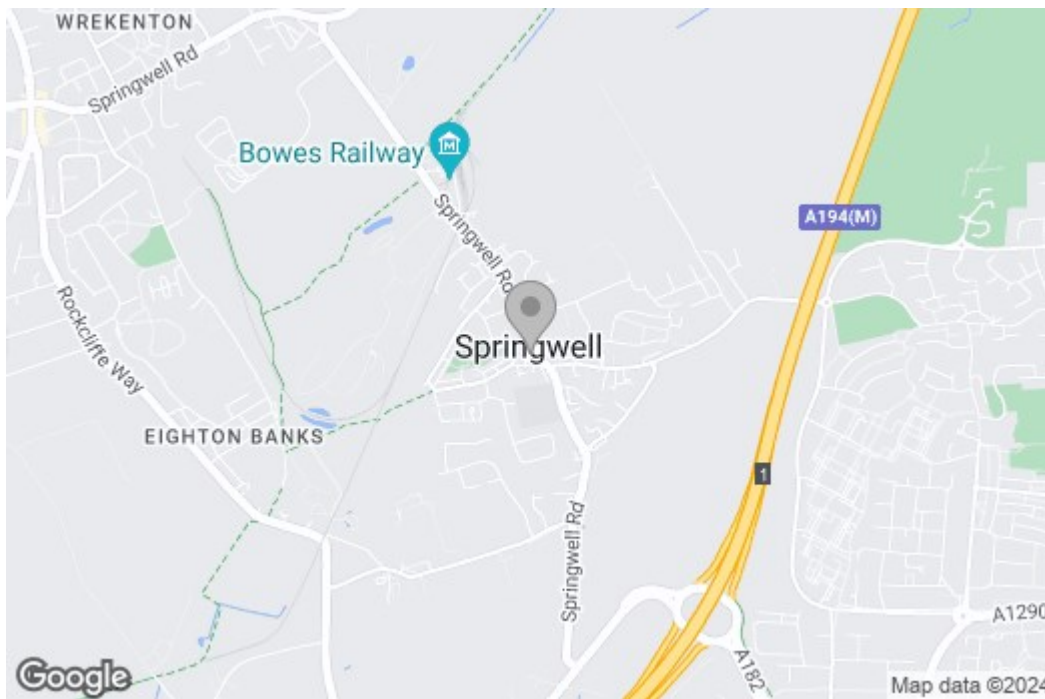
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

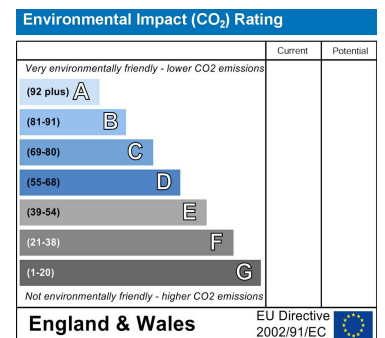
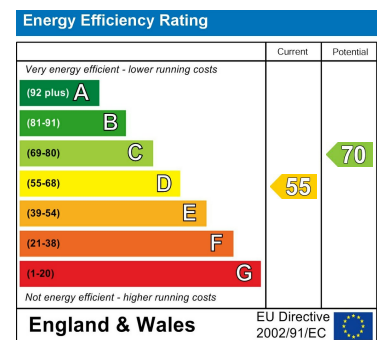
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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.