









# 49 Northbourne Street, Gateshead, NE8 4AE

Offers Over £69,950

Ground floor flat located on Northbourne Street in Gateshead! The property boasts a spacious ground floor layout, offering a fantastic opportunity for those looking to add their personal touch through some cosmetic enhancements. Upon entering, you are greeted by an entrance hallway, cosy living room featuring a feature fireplace, perfect for creating a warm and inviting atmosphere. The kitchen comes equipped with an integrated oven, making meal preparation a breeze while adding a modern touch to the space. This flat comprises two generously sized bedrooms, providing ample space. The bathroom completes the living quarters with its essential amenities.

Outside, you will find a private rear yard, ideal for enjoying some fresh air or hosting gatherings with friends and family. The added bonus of a carport and storage ensures that your vehicle and belongings are well taken care of. Don't miss out on the opportunity to transform this property into your dream home. With its prime location and potential for customisation, this flat on Northbourne Street is a hidden gem waiting to be discovered. Contact us today to arrange a viewing and take the first step towards making this property your own!

#### **ENTRANCE HALLWAY**

### LIVING ROOM

14'11" x 11'11" (4.55m x 3.65m)







**KITCHEN** 

10'6" x 6'7" (3.22m x 2.03m)



**BATHROOM** 

7'7" x 4'10" (2.33m x 1.48m)



## **MAIN BEDROOM**

13'11" x 12'11" (4.25m x 3.94m)





#### **BEDROOM TWO**

11'5" x 7'6" (3.48m x 2.29m)



#### **EXTERNAL**

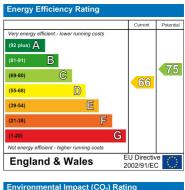
### **Property disclaimer**

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.

## Area Map

# B1426 B1426 Old Durham Rd BENSHAM FELLING SHORE Gateshead MOUNT Shipley Art Gallery @ Split Crow Rd DECKHAM CARR HILL SALTWELL HIGH FELLING Saltwell Park Coords SHERIFF HILL Map data @2024

## **Energy Efficiency Graph**



Environmental Impact (CO₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emission	s	
(92 plus) 🔼		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emission	s	
	EU Directiv 2002/91/E	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and o 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 firms employment has the authority to make or give an representation or warranty in respect of the property.