



## 6 Eslington Mews Dryden Road, Gateshead, NE9 5DW

Offers Over £120,000

Welcome to Eslington Mews - a charming location for this delightful apartment! Situated in a secure and safe environment, this ground floor garden apartment is perfect for those over 55 looking for a peaceful retreat. As you step into the property, you are greeted by a spacious hallway that leads to a cosy lounge area, which seamlessly opens onto a well-equipped kitchen complete with modern appliances. The two bedrooms offer comfort perfect for relaxation. The highlight of this apartment is the large four piece Jack and Jill bathroom, adding a touch of luxury to your daily routine.

One of the unique features of this apartment is its own entrance, providing you with privacy and convenience, so you can come and go as you please without using the communal entrance. The lounge also opens on to a lovely patio area, ideal for enjoying a cup of tea in the fresh air. Located in a great area, you'll find yourself close to local amenities, making daily errands a breeze. Don't miss out on the opportunity to make this wonderful apartment your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

## COMMUNAL ENTRANCE

Secure intercom system, stairs and lift to all floors.

## APARTMENT HALLWAY



## LOUNGE

12'11" x 12'0" (3.94 x 3.68)



## KITCHEN

8'10" x 7'10" (2.71 x 2.39)



## BEDROOM ONE

12'9" x 10'2" (3.91 x 3.11)



## BEDROOM TWO

9'9" x 8'6" (2.98 x 2.61)



## JACK AND JILL 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.

### Material Information

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast

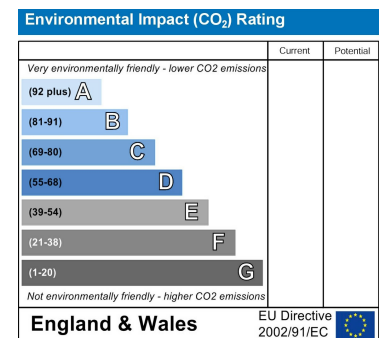
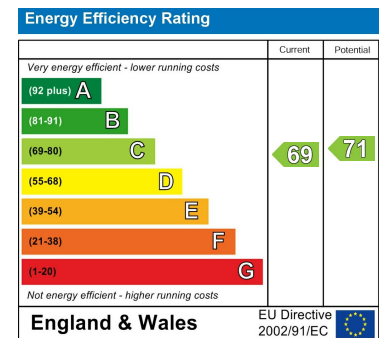
MOBILE COVERAGE - EE, Vodafone, Three, O2

# 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.