



174 Windsor Avenue, Gateshead, NE8 4NY

Offers Over £90,000

Welcome to Windsor Avenue, where this impressive ground floor flat is waiting to become your new home! Situated near the beautiful Saltwell Park, this property is perfect for commuters and offers easy access to local amenities. As you step into the hallway, you'll be greeted by two spacious double bedrooms, ideal for creating your own peaceful retreats. The living room boasts built-in storage and seamlessly flows into the well-equipped kitchen, complete with an integrated oven and hob - perfect for whipping up delicious meals. Additionally, the property features a rear hallway leading to the bathroom, ensuring convenience and privacy. Outside, you'll find a private yard with an Astro turf lawn, providing a lovely outdoor space to relax and unwind.

Don't miss out on the opportunity to make this charming flat your own. With its convenient location, modern amenities, and cosy atmosphere, this property on Windsor Avenue is just waiting for you to move in and make it your own.

ENTRANCE HALLWAY



LIVING ROOM

15'5" x 11'3" (4.70m x 3.44m)



MAIN BEDROOM

14'8" x 11'11" (4.48m x 3.65m)



BEDROOM TWO

12'2" x 7'5" (3.72m x 2.28m)



KITCHEN

13'8" x 7'4" (4.17m x 2.25m)



REAR HALLWAY

BATHROOM

6'6" x 4'11" (2.00m x 1.50m)



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 - Ultrafast

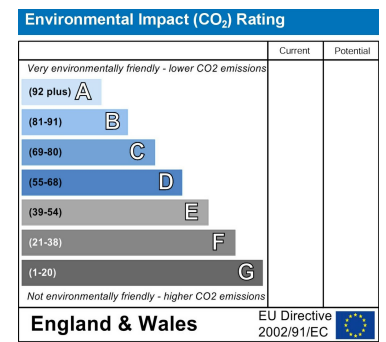
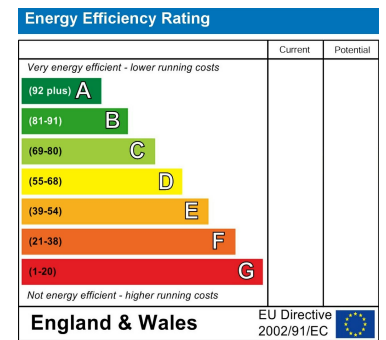
MOBILE COVERAGE - EE, Vodafone, Three, O2

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 an representation or warranty in respect of the property.