



39 Windsor Avenue, Gateshead, NE8 4NU

Offers Over £69,950

This spacious upper flat is currently configured as a two bedroom residence, featuring two reception rooms, making it a versatile space that can easily accommodate your needs. Accommodation briefly comprises, -: Entrance lobby leading to the staircase, first floor landing space provides access to the main rooms, spacious lounge that opens into dining room/third Bedroom, this flexible room that can serve as a dining area or be converted into a third bedroom, depending on your preference, kitchen, bathroom/w.c and two bedrooms. Externally the flat has a small private yard to the rear.

This property requires full refurbishment, making it a blank canvas for those looking to invest. Priced accordingly, it presents an excellent opportunity for first-time buyers or buy-to-let investors seeking to add value. Conveniently located with easy access to local amenities, transport links, and community services. Don't miss the chance to transform this property into your ideal home or investment!

ENTRANCE LOBBY

FIRST FLOOR LANDING

LOUNGE / DINING ROOM (OR THIRD BEDROOM)

20'2" x 15'3" (6.17 x 4.66)



KITCHEN

11'3" x 6'6" 127'11" (3.45 x 2.39)



BATHROOM



BEDROOM ONE

16'9" x 12'4" (5.12 x 3.78)



BEDROOM TWO

8'3" x 7'4" (2.54 x 2.25)



EXTERNAL

Property disclaimer

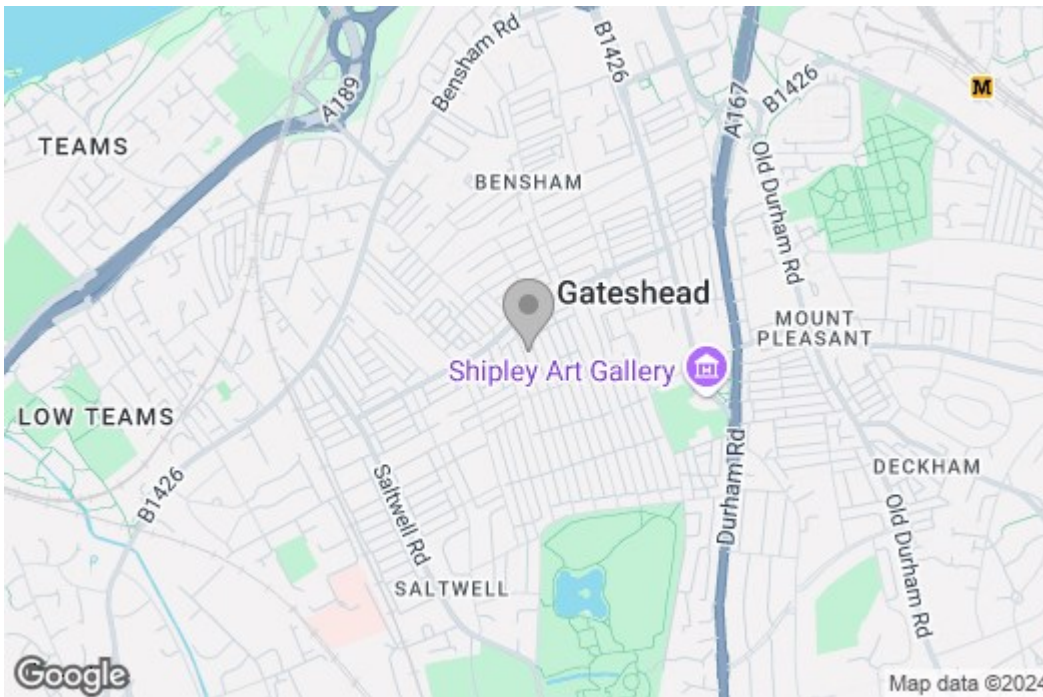
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

Tenure

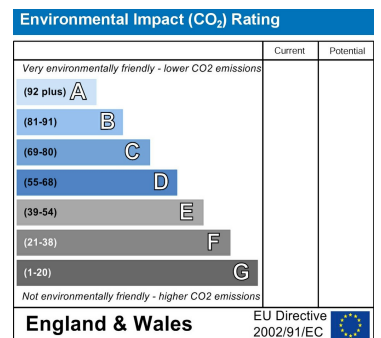
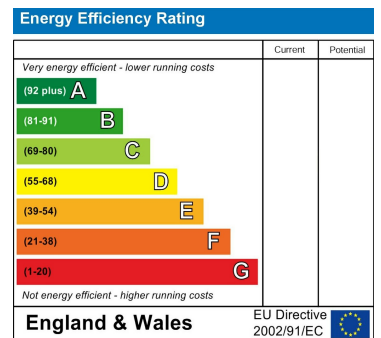
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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.