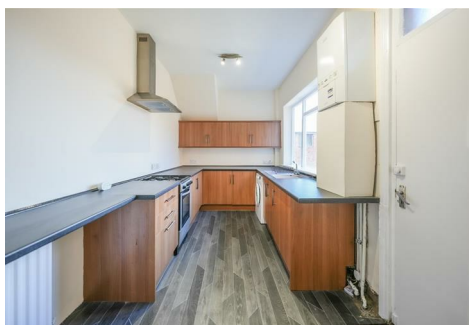




8 Ferndene Road, Gateshead, NE8 4RX

£87,950

Located on Ferndene Road in Gateshead, this well-presented two-bedroom ground floor flat boasts a spacious layout. The highlight of this flat is undoubtedly the large rear extension, which has created a wonderfully spacious breakfasting kitchen. With two well-sized bedrooms, this flat is ideal for small families, couples, or even as an investment opportunity for those looking to enter the rental market.

Situated close to the picturesque Saltwell Park, residents can enjoy the beauty of nature right on their doorstep. This location not only provides a serene environment but also offers easy access to local amenities and transport links, making it a convenient choice for modern living.

Whether you are seeking a new home or a promising investment, this flat on Ferndene Road presents an excellent opportunity. Its spacious design, prime location, and well-maintained condition make it a property worth considering. Viewing advised.

ENTRANCE HALLWAY

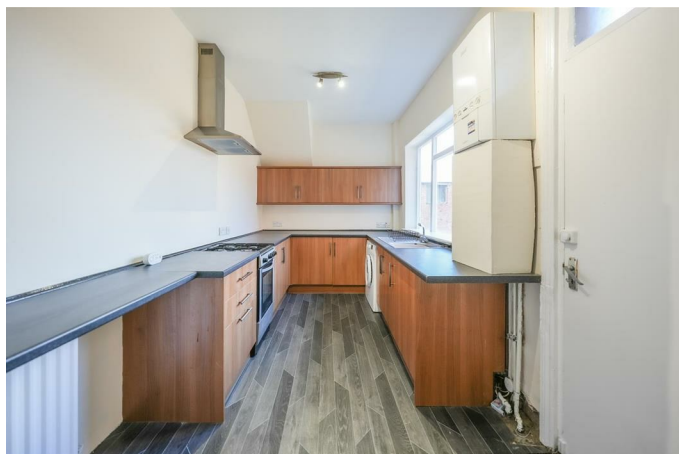
LOUNGE

15'0" x 12'2" (4.59 x 3.73)



KITCHEN

14'2" x 7'10" (4.32 x 2.41)



BATHROOM/W.C.



BEDROOM ONE

12'10" x 11'8" (3.93 x 3.56)



BEDROOM TWO

13'1" x 7'5" (4.01 x 2.28)



EXTERNAL

Property disclaimer

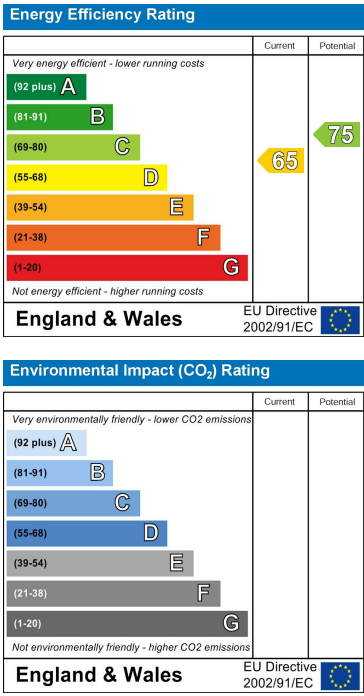
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

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.