



2 Appletree Court,, Gateshead, NE8 1AP

Offers Over £99,950

Welcome to this charming ground floor flat located in the desirable Appletree Court on Bensham Road, Gateshead. This property is perfectly positioned for those seeking convenient commuting options and excellent transport links, making it an ideal choice for professionals and families alike.

Upon entering, you are greeted by a communal entrance that leads to the apartment's hallway, which features built-in storage, providing a practical solution for your belongings. The heart of the home is the open plan living room and kitchen, a bright and inviting space that is perfect for both relaxation and entertaining. The kitchen is equipped with an integrated oven, ensuring that you have all the modern conveniences at your fingertips. The flat boasts two generously sized double bedrooms, offering ample space for rest and personalisation. The well-appointed bathroom completes the accommodation, providing a comfortable and functional area for your daily routines. Outside, residents can enjoy the communal gardens, a lovely spot for unwinding in the fresh air. Additionally, the property benefits from allocated parking, a valuable feature in this central location. This flat is a wonderful opportunity for those looking to settle in a vibrant area with easy access to local amenities and transport. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

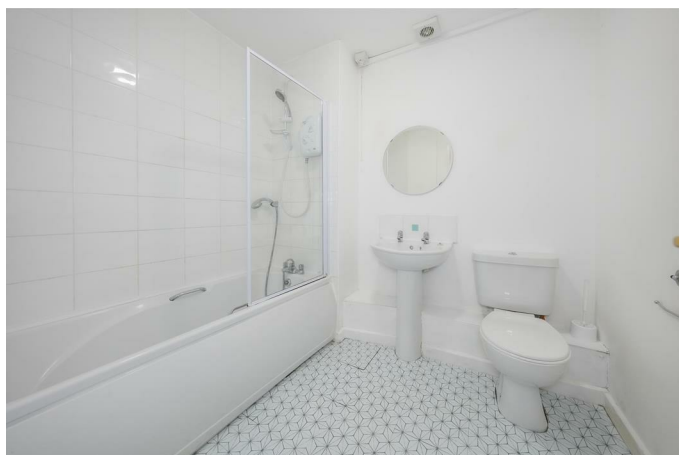
COMMUNAL ENTRANCE

APARTMENT HALLWAY



BATHROOM

7'6" x 6'11" (2.31m x 2.12m)



OPEN PLAN LIVING ROOM/KITCHEN

23'6" x 10'6" (7.18m x 3.21m)



BEDROOM ONE

14'5" x 8'9" (4.41m x 2.67m)



BEDROOM TWO

12'0" x 9'4" (3.66m x 2.87m)



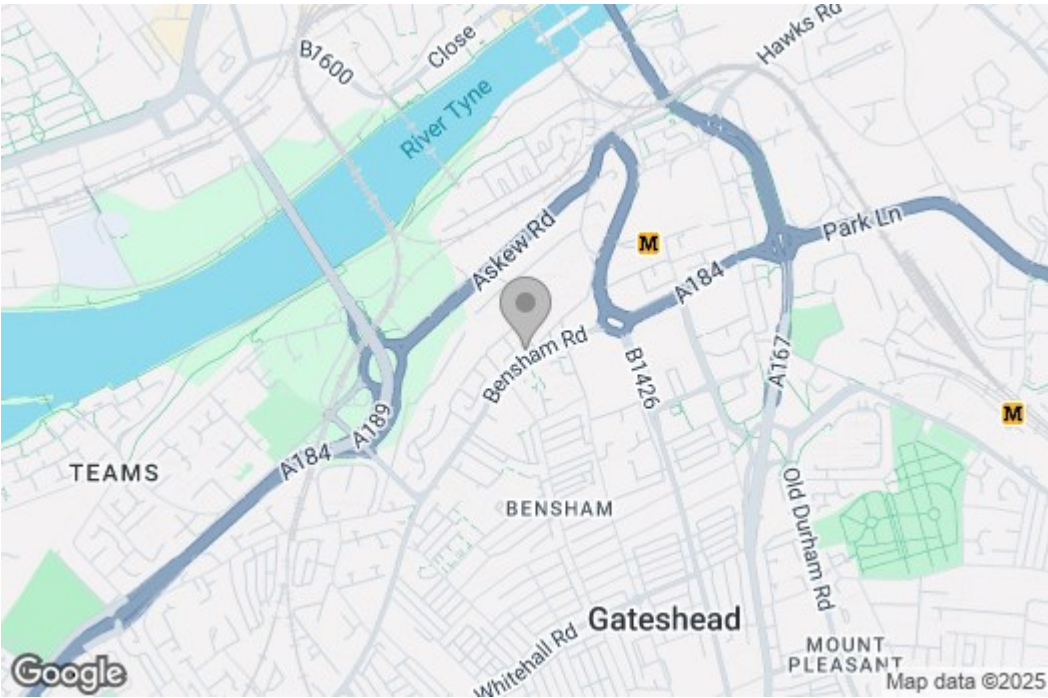
EXTERNAL

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

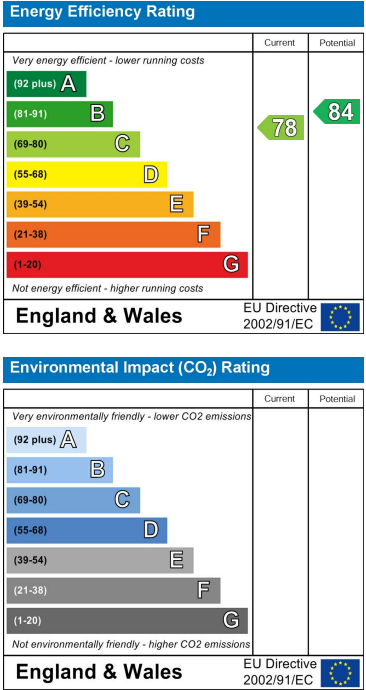
Area Map



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

429 Durham Road
Gateshead
NE9 5AN

Energy Efficiency Graph



0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk