



## 46 Lauder Way, Gateshead, NE10 0BG

£99,950

Nestled in the heart of Pelaw, Lauder Way presents a delightful first-floor apartment that is perfect for those seeking comfort and convenience. This charming flat boasts a secure communal entrance, leading you to a well-maintained hallway that guides you to your new home. Upon entering, you will find a spacious living room that offers a welcoming atmosphere, ideal for relaxation or entertaining guests. The dining kitchen is a standout feature, equipped with modern amenities including an integrated oven, induction hob, washing machine, and fridge freezer, making it a joy for any home cook. The apartment comprises two generously sized bedrooms, providing ample space for rest and personalisation. The well-appointed bathroom adds to the overall appeal, ensuring that all your needs are met within this lovely residence. Outside, residents can enjoy the communal gardens, perfect for a leisurely stroll. The property also benefits from allocated parking for your convenience, as well as additional visitors' parking. A single garage further enhances the practicality of this apartment, offering extra storage or secure parking. This property is ideally situated, making it a fantastic choice for those looking to enjoy the vibrant community of Pelaw. We highly recommend scheduling a viewing to fully appreciate the charm and potential of this wonderful apartment. The apartment is available with no onward chain.

## COMMUNAL ENTRANCE

## FIRST FLOOR APARTMENT HALLWAY

## LIVING ROOM

12'0" x 10'5" (3.66m x 3.20m)



## DINING KITCHEN

17'7" x 9'4" (5.38m x 2.87m)



## BEDROOM ONE

12'3" x 9'10" (3.74m x 3.00m)



## BEDROOM TWO

9'10" x 7'6" (3.00m x 2.31m)



## BATHROOM

7'7" into shower x 5'6" (2.33m into shower x 1.69m)



## EXTERNAL

## GARAGE

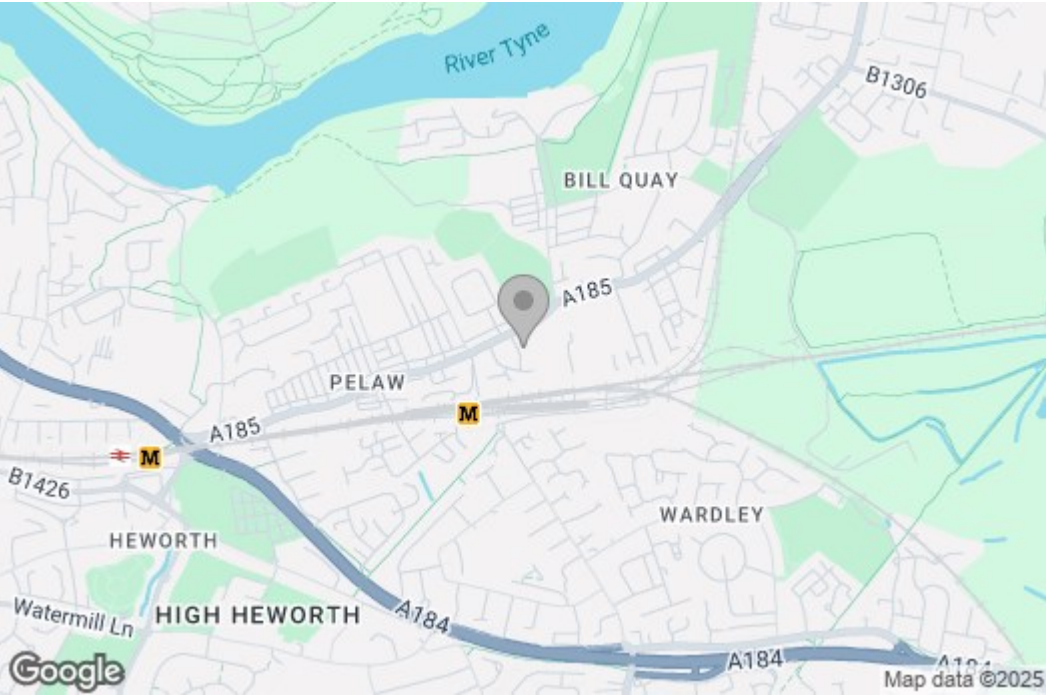
### Property disclaimer

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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.

Energy Efficiency Graph

