



## 423 Old Durham Road, Gateshead, NE9 5LB

£89,950

Located on the desirable Old Durham Road, this charming ground floor flat presents an excellent opportunity for both first-time buyers and investors alike. With a delightful outlook from the front, the property boasts a versatile layout that can easily accommodate two reception rooms or two bedrooms, catering to your individual needs. The flat features two well-proportioned bedrooms, one of which is equipped with fitted wardrobes, providing ample storage space. The kitchen is designed for practicality, while the newly fitted wet room adds a touch of contemporary comfort to the home. This property has been re-wired and fitted with a new central heating boiler approximately five to six years ago, ensuring peace of mind for the new owner. Situated in a prime location, residents will benefit from easy access to local amenities, bus routes, and transport links, making daily commutes and errands a breeze. Viewings are highly recommended to fully appreciate the charm and convenience this ideally situated flat has to offer. Don't miss the chance to make this lovely property your new home.



## ENTRANCE HALLWAY



## LIVING ROOM/BEDROOM ONE

16'4" into bay x 13'9" (5.00m into bay x 4.20m)



## BEDROOM TWO

12'1" x 8'2" (3.70m x 2.51m)



## SITTING ROOM

15'2" x 12'6" (4.64m x 3.82m)



## KITCHEN

10'9" x 7'11" (3.29m x 2.42m)



## WET ROOM

7'3" x 5'6" (2.22m x 1.70m)



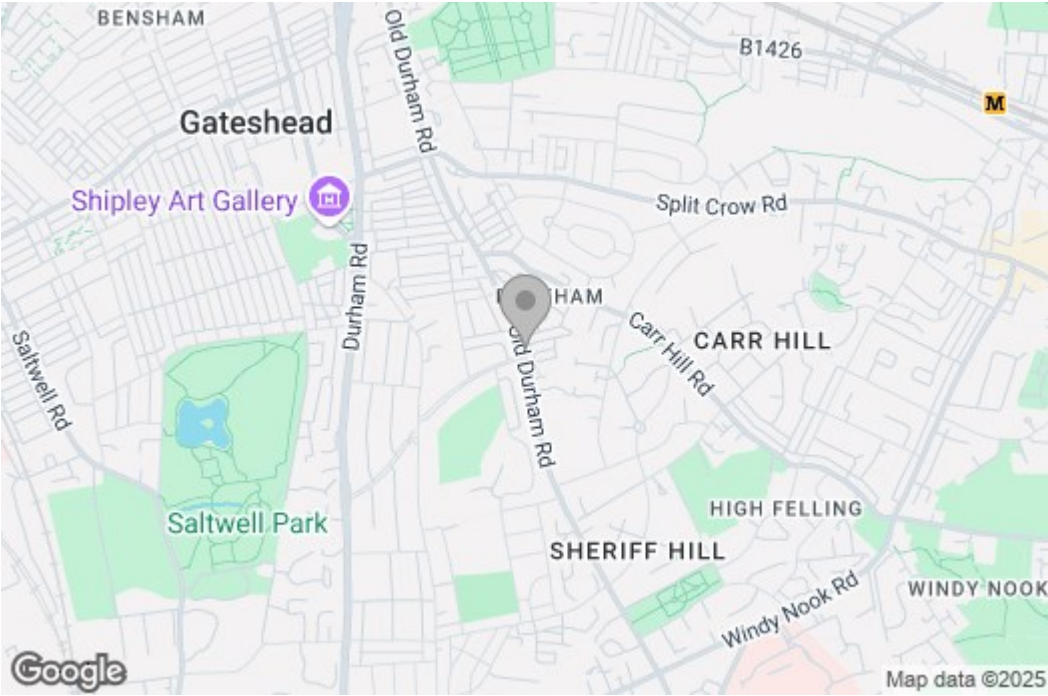
## EXTERNAL

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

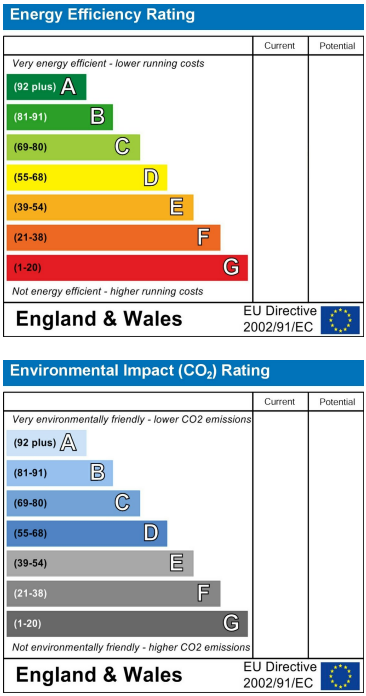
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

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Energy Efficiency Graph



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