



4 William Wailes Walk, Gateshead, NE9 5EW

Offers Over £145,000

Welcome to this charming two-bedroom ground floor apartment located on William Wailes Walk. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the property, you are greeted by a spacious lounge and dining area, measuring an impressive 8.6 meters. This generous space is perfect for entertaining guests or simply relaxing after a long day. The lounge flows seamlessly into the well-appointed kitchen, which comes complete with built-in appliances, ensuring that you have everything you need at your fingertips.

The apartment features two comfortable bedrooms, with the master bedroom benefiting from an en suite bathroom, providing added privacy and convenience. The second bathroom is also well-equipped, making it easy for family and guests to enjoy their own space.

One of the standout features of this property is the allocated underground parking, providing secure and convenient access to your vehicle. This is a rare find in urban living, adding to the overall appeal of the apartment. Situated in a desirable location, this flat is close to local amenities, transport links, and green spaces, making it a perfect retreat. Whether you are looking to invest or find your new home, this property offers a wonderful opportunity to enjoy modern living in a vibrant community. Don't miss your chance to view this lovely apartment; it could be the perfect place for you to call home.

Communal Entrance

An intercom system provides access via a communal entrance into the building.

Entrance Hallway

Radiator and a built in cupboard.

Lounge

28'4" x 9'8" (8.64 x 2.96)



Radiator, Bi-folding doors and Juliet balcony, open access into the kitchen.

Kitchen

8'0" x 8'0" (2.45 x 2.44)



Base and high level units with contrasting work surfaces, an integrated oven, ceramic hob and chimney style hood, one and a half bowl stainless steel sink, freestanding washing machine, integrated fridge freezer, partial tiling to the walls.

Master Bedroom

16'1" x 8'11" (4.92 x 2.74)



Built in cupboard, radiator, French doors and Juliet balcony offering lovely views.

En-suite



An over-sized shower unit, low level w/c, pedestal wash basin, tiling to the walls and floor, towel warmer and extractor.

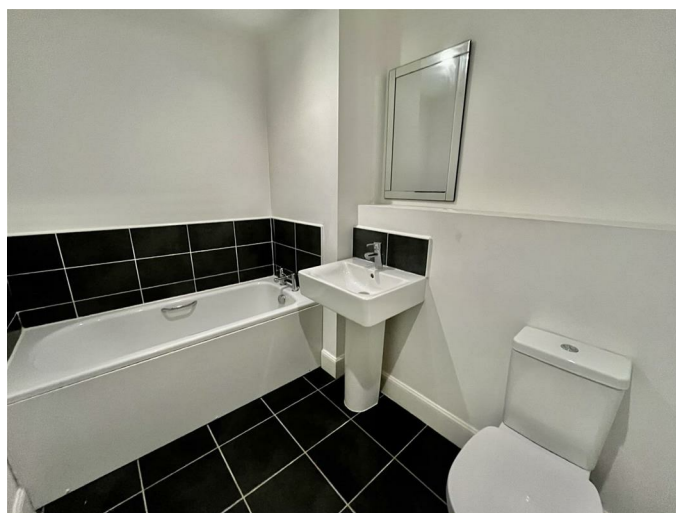
Bedroom Two

16'1" x 8'7" (4.91 x 2.64)



Radiator and a window offering lovely views.

Bathroom/ w.c



Paneled bath, pedestal wash basin, low level w/c, integrated spotlights, partial tiling to the walls, tiled floor, radiator and extractor.

External



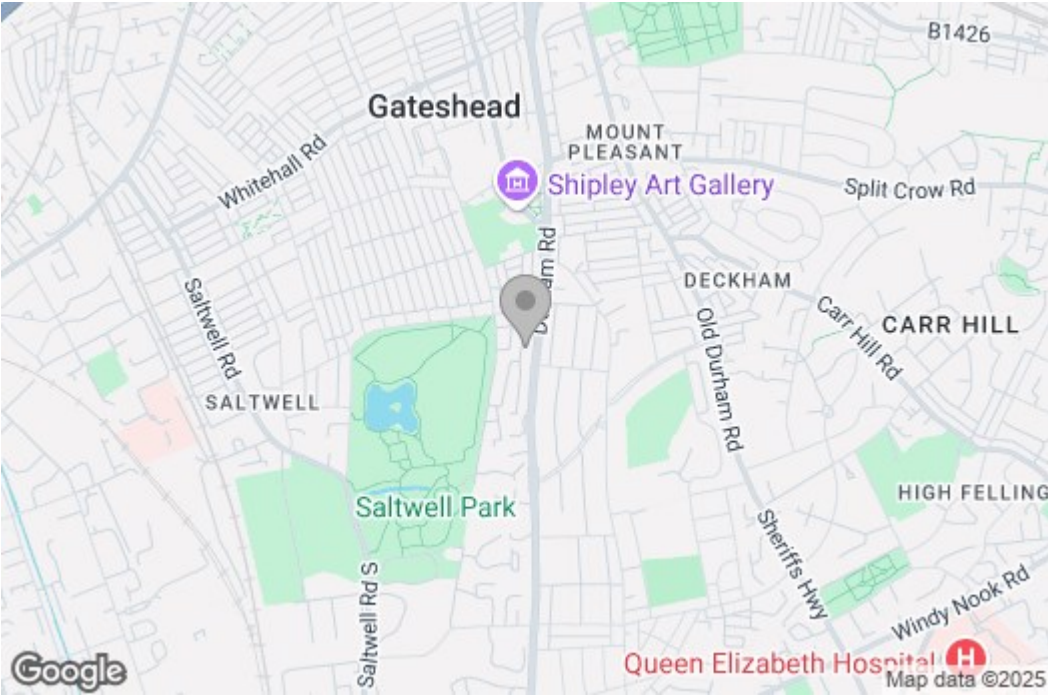
There are communal gardens and allocated parking.

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

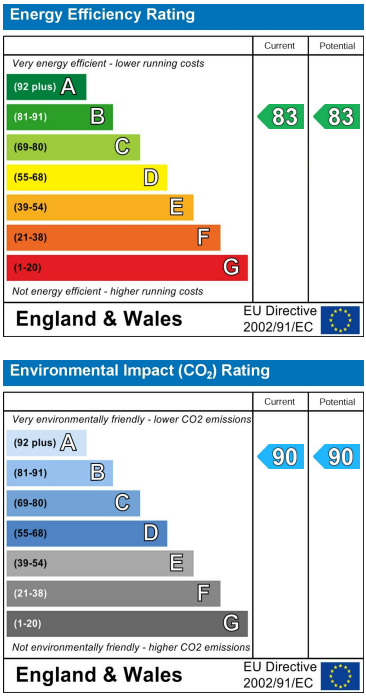
Area Map



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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