









# 15 Wesley Court, Gateshead, NE10 0BJ

£59,950

Welcome to this well-presented and deceptively spacious first-floor flat located in Wesley Court, providing excellent access to transport links and local amenities.. This charming apartment offers a delightful living experience, enhanced by lovely views and a pleasant outlook from the front. Upon entering, you are greeted by a secure communal entrance that leads you into the apartment. The hallway opens up to a generous living and dining room, featuring a lovely fireplace that adds character and warmth to the space. From here, you can step out onto the balcony, where you can enjoy the picturesque views and fresh air. The kitchen is well-equipped with an integrated oven, fridge, and freezer, making it a practical space for culinary endeavours. This flat boasts two double bedrooms, both of which come with fitted wardrobes, providing ample storage for your belongings. The shower room is conveniently located, ensuring comfort and ease for residents. In addition to the apartment's appealing interior, residents can also enjoy the benefits of communal gardens and parking facilities. This property is sensibly priced, making it an excellent opportunity for those seeking a comfortable home in a lovely setting. We highly recommend scheduling a viewing to fully appreciate all that this delightful flat has to offer.

#### **COMMUNAL ENTRANCE**

#### **APARTMENT HALLWAY**



LIVING/DINING ROOM

21'11" x 12'3" (6.69m x 3.75m)







**KITCHEN** 9'3" x 9'0" (2.82m x 2.75m)



#### **BEDROOM ONE**

 $11'5" \times 10'2"$  into the robes (3.50m  $\times$  3.12m into the robes)





#### **BEDROOM TWO**

11'3" x 9'5" (3.43m x 2.89m)



**SHOWER ROOM** 

7'6" x 5'10" (2.31m x 1.80m)



#### **EXTERNAL**

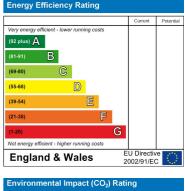
### **Property disclaimer**

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.

# Area Map

# Abbotsford Rd Sunderland Rd Sunderland Rd Split Crow Rd FELLING HEWORTH DECKHAM Watermill Ln CARR HILL HIGH FELLING ₹Map data ©2025

# **Energy Efficiency Graph**



Environmental impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
Fudiand & Wales	U Directiv	

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