

## **39 Westbourne Avenue, Gateshead, NE8 4NF**

**£650**

Bell Estate Agents welcome to the market this two bedroom ground floor flat, available July, unfurnished. Situated within easy reach of Saltwell Park.

Situated at the top of Westbourne Avenue this generous size ground floor flat is close to local amenities with excellent transport links. The internal accommodation briefly comprises of an L Shape entrance lobby and hallway with storage cupboard leading to two well proportioned bedrooms the largest of which is a large double bedroom. Completing the layout is a contemporary style lounge with original features, a galley style kitchen with integrated appliances and tiled flooring and a three piece family bathroom with shower over bath, WC and pedestal basin.

Externally the property has an enclosed yard space with access out into the rear yard. Viewings are highly recommended



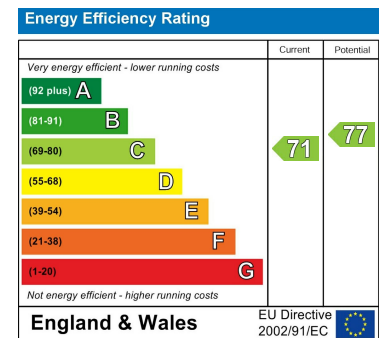
## Floor Plan



## Area Map



## Energy Efficiency Graph



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