



## 46 Beacon Street, Gateshead, NE9 5XN

Offers Over £109,950

Nestled in the desirable central area of Low Fell, this impressive ground floor flat on Beacon Street offers a perfect blend of comfort and convenience. Upon entering, you are greeted by an inviting entrance hallway, complete with useful under-stair storage, setting the tone for the spaciousness that follows. The living room is a delightful space, featuring a charming fireplace and a bay window that floods the room with natural light, creating a warm and welcoming atmosphere. The bedroom is thoughtfully designed with fitted wardrobes, providing ample storage while maintaining a tidy appearance. The breakfasting kitchen is a practical area, ideal for casual dining and culinary pursuits. Adjacent to the kitchen, the rear hallway includes a handy utility area, which leads to a composite exit door that opens into the shared rear yard. This outdoor space boasts a lovely south-facing aspect, perfect for enjoying sunny afternoons. With one reception room, one bedroom, and one bathroom, this flat is well-suited for individuals or couples seeking a comfortable home in a vibrant community. Viewings are highly recommended to fully appreciate the spaciousness and charm of this delightful flat. Don't miss the opportunity to make this lovely property your own in the heart of Low Fell.

## ENTRANCE HALLWAY



## KITCHEN

14'10" into door recess x 9'10" (4.53m into door recess x 3.00m)



## REAR HALLWAY/UTILITY AREA

6'7" x 4'7" (2.02m x 1.42m)



## LIVING ROOM

17'5" x 11'3" (5.31m x 3.43m)



## BEDROOM

12'11" x 10'1" (3.94m x 3.09m)



## BATHROOM

6'0" x 6'0" (1.83m x 1.83m)



## EXTERNAL



### Property disclaimer

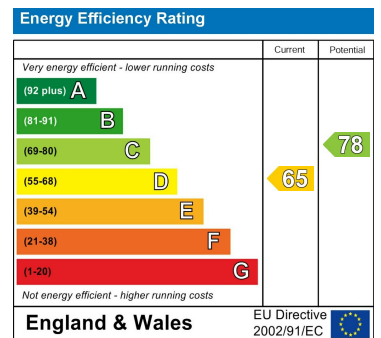
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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