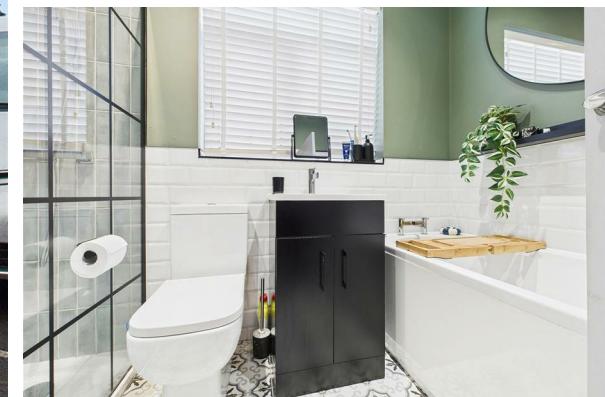




FOR SALE

196 Brinkburn Avenue, Gateshead, NE8 4JX

Offers Over £179,950



- Beautifully finished and stylish maisonette arranged over three floors
- Generous first-floor living room with bay window and excellent natural light
- Ideal layout for entertaining and modern day-to-day living
- Separate utility area and a versatile additional room, ideal as a home office or guest room
- Thoughtfully designed interiors with a strong sense of space and flow
- Stunning kitchen and dining room with shaker-style units and central island
- Contemporary family bathroom featuring both a bath and walk-in shower
- Two well-proportioned double bedrooms on the upper floor

THE PROPERTY

Beautifully finished and full of personality, this stylish maisonette has been carefully designed to combine contemporary living with characterful details, creating a home that feels both considered and effortlessly welcoming.

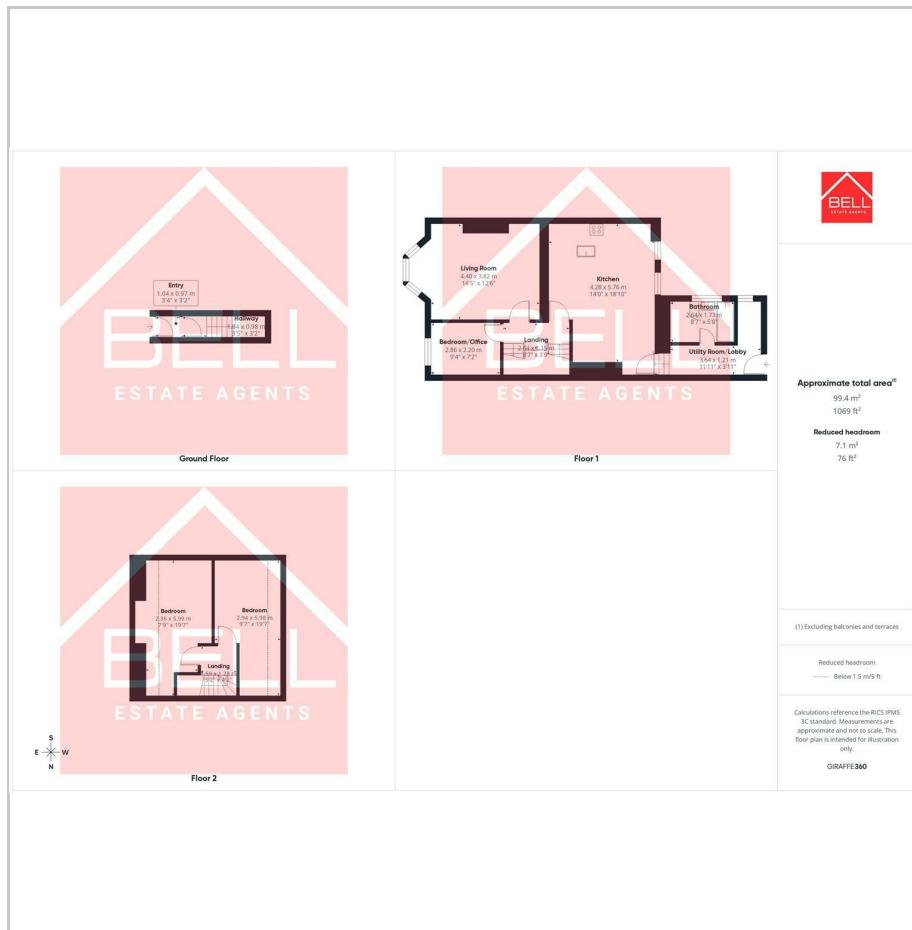
Arranged over three floors, this impressive maisonette offers a well-balanced layout with a strong sense of space and flow throughout. From the moment you step inside, the quality of finish and attention to detail are immediately apparent.

The first floor forms the main living level of the home. To the front, a generous living room enjoys excellent natural light from the bay window and provides a comfortable, well-proportioned space for relaxing. To the rear, the beautifully designed kitchen and dining room is the true centrepiece, featuring shaker-style cabinetry, sleek worktops, a large central island with breakfast seating and ample room for a dining table. This is a space designed for both everyday living and entertaining. Also on this level is a striking family bathroom, complete with a full-sized bath and walk-in shower, along with a separate utility area and a versatile additional room that works perfectly as a home office, guest room or nursery.

The upper floor hosts two well-proportioned double bedrooms, each offering excellent usable space and a calm, cohesive feel. The layout lends itself well to a range of lifestyles, whether accommodating home working, guests or family living.

Externally there is an enclosed yard to the rear of the property with gated access.

Brinkburn Avenue is ideally positioned for enjoying the best of the local area. Saltwell Park is just a short walk away, offering beautifully maintained gardens, open green space, cafés and regular community events. The popular Low Fell area is close by, with a wide range of independent shops, restaurants, cafés and bars, while excellent transport links provide easy access into Newcastle city centre and surrounding areas.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

