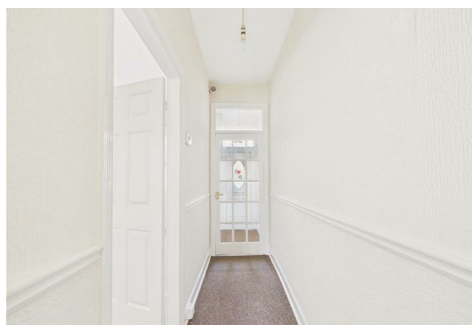




## 50 Rayleigh Grove, Gateshead, NE8 4QQ

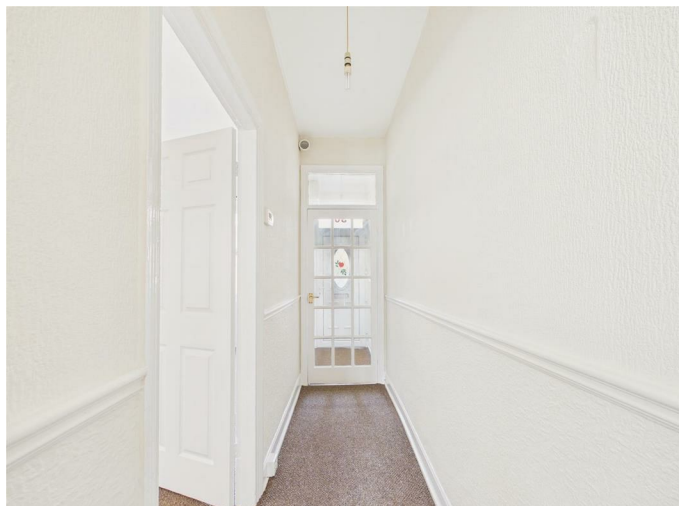
Offers Over £65,000

Located on Rayleigh Grove, Gateshead, this well-presented ground floor flat offers a delightful living space perfect for first-time buyers or those seeking a buy-to-let investment. The property features two double bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed by an entrance lobby that leads into a spacious hallway with access to the main bedroom. The central lounge serves as the heart of the home, offering a comfortable area. Off the lounge, you will find the second bedroom, which is ideal for guests or as a home office. The flat also boasts a fitted kitchen, perfect for preparing meals, and a modern bathroom that caters to your daily needs. One of the standout features of this property is the private rear yard, providing a lovely outdoor space for enjoying the fresh air or hosting small gatherings. This flat is not only a wonderful home but also a smart investment opportunity in a desirable location. Realistically priced this property is sure to attract interest. Call us to book a viewings today 0191 4874211.

## ENTRANCE LOBBY

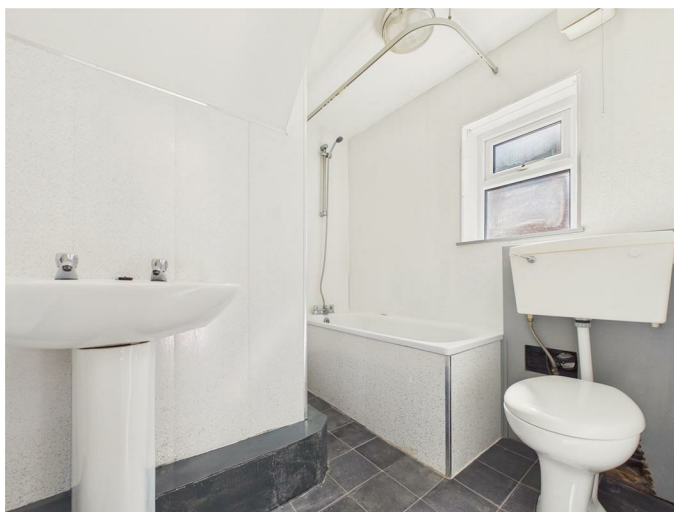
## ENTRANCE HALLWAY



## KITCHEN



## BATHROOM/WC



## BEDROOM ONE



## EXTERNAL



## LOUNGE



## BEDROOM TWO



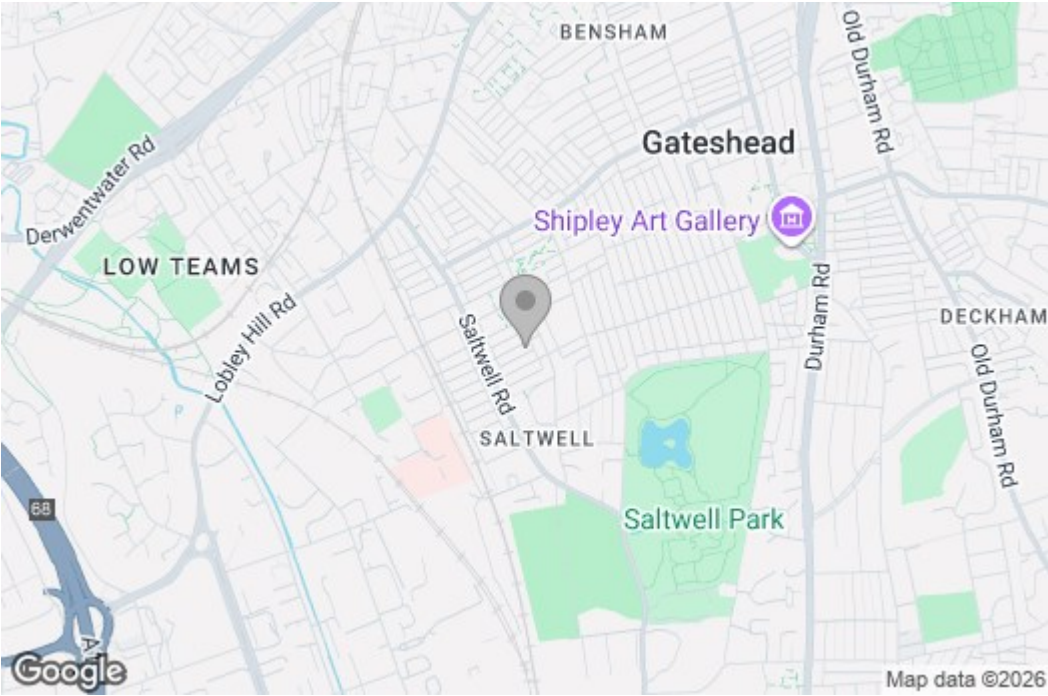
## Property disclaimer

**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

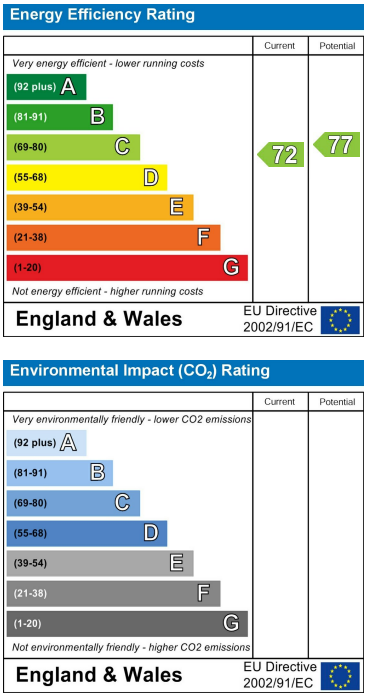
Area Map



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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Energy Efficiency Graph



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