GORDON BROWN
SALES & LETTING

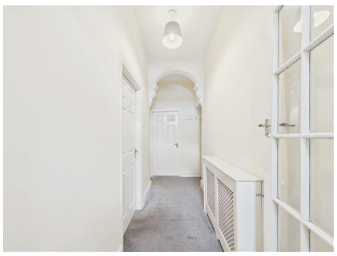
237 Rectory Road, Gateshead, NE8 4RS

Offers Over £95,000

Located on the charming Rectory Road, this delightful ground floor flat presents an excellent opportunity for those seeking a comfortable and versatile living space. The property boasts a well-thought-out layout, featuring a welcoming entrance vestibule and hallway that leads into a bright and airy lounge. The bay window in the lounge allows natural light to flood the room, creating a warm and inviting atmosphere. This flat comprises two generously sized bedrooms, including a main bedroom that showcases a lovely feature fire surround, adding character and charm to the space. The additional bedroom offers flexibility, making it ideal for guests, a home office, or a child's room. The dining room, which can also serve as a sitting room, provides a perfect setting for entertaining or relaxing with family. The kitchen is equipped with an integrated oven, ensuring that meal preparation is both convenient and enjoyable. A rear hallway leads to a modern shower room, completing the practical layout of this home. Outside, the property features a delightful garden area to the rear, complete with an Astro turf lawn and a yard space, perfect for enjoying the outdoors. This flat is situated in a popular location, making it an attractive option for both first-time buyers and those looking to downsize. Viewings are highly recommended to fully appreciate the spacious accommodation and the potential this property has to offer. Don't miss the chance to make this lovely flat your new home. NO ONWARD CHAIN.

ENTRANCE VESTIBULE

HALLWAY



LOUNGE
16'8" x 15'3" (5.09m x 4.67m)

BEDROOM ONE
14'4" x 11'6" (4.37m x 3.53m)

BEDROOM TWO
11'6" x 8'0" (3.52m x 2.44m)

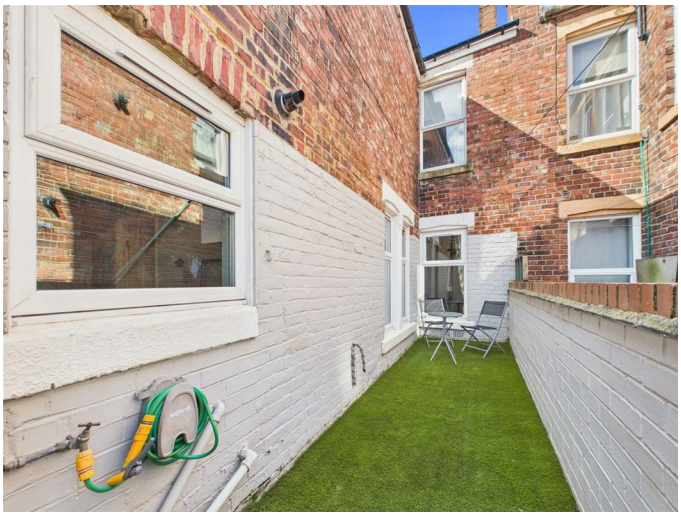
DINING ROOM
13'1" x 11'1" (4.00m x 3.38m)

KITCHEN
11'6" x 5'3" (3.53m x 1.62m)

REAR HALLWAY

SHOWER ROOM
6'7" x 4'11" (2.02m x 1.50m)

EXTERNAL



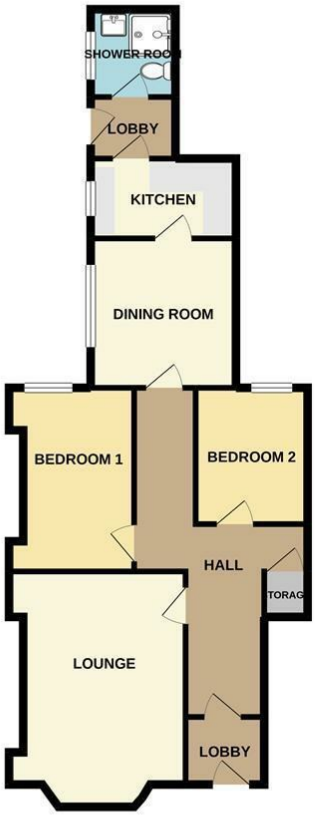
Property disclaimer

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.

Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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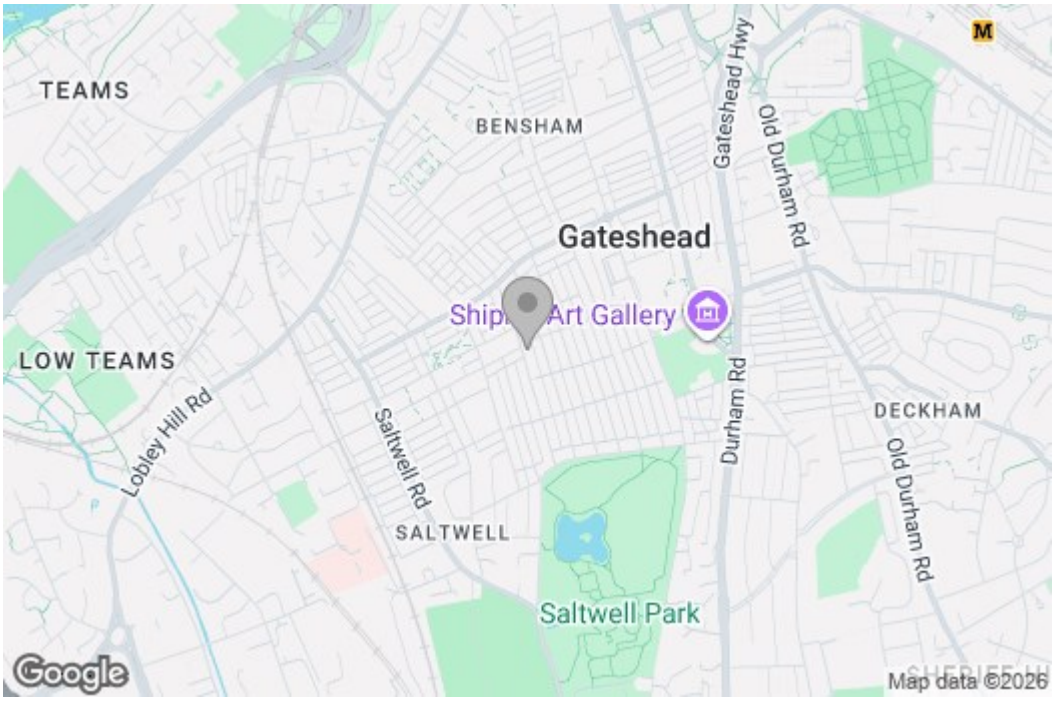
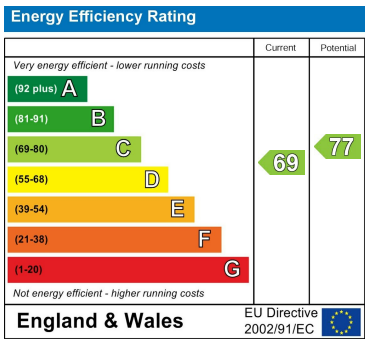
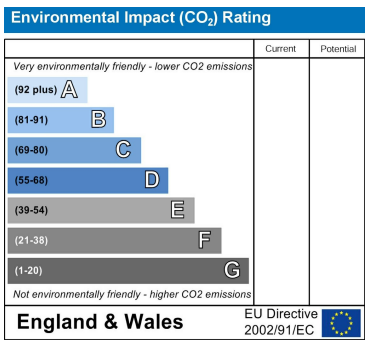
Area Map



Energy Efficiency Graph





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