



FOR SALE



54 Acomb Court, Gateshead, NE9 7AF

Offers Over £49,950

- Fifth floor apartment with lift access
- Bright south facing outlook with attractive far-reaching views
- Spacious living room measuring over 18 feet in length
- Two well proportioned double bedrooms
- Modern fitted kitchen with ample storage
- Contemporary shower room with stylish tiling
- Separate WC for added convenience
- Generous 722 sq ft (67.1 m<sup>2</sup>) of internal living space
- Ideal first time purchase or investment opportunity
- Potential rental income of up to £550 per calendar month

## THE PROPERTY

Attractive Two Bedroom Fifth Floor Apartment with South Facing Views.

Situated on the fifth floor, this well presented two bedroom apartment offers generous living space, excellent natural light and attractive south facing views across the surrounding area. The property would make an ideal first time purchase or investment opportunity, with potential rental income of up to £550 per calendar month.

The accommodation is accessed via a secure communal entrance with lift access and opens into a spacious hallway providing access to all rooms. The living room is particularly impressive, measuring over 18 feet in length, with large windows that fill the space with natural light and provide pleasant elevated views. The room offers ample space for both lounge and dining furniture, creating a comfortable and versatile living area.

The kitchen is fitted with a range of modern wall and base units with work surfaces and space for appliances, providing a practical layout for everyday use.

There are two well proportioned double bedrooms, both offering good floor space and natural light, making them suitable for a variety of buyers including couples, small families or those working from home.

The property also benefits from a modern shower room fitted with contemporary tiling and a vanity unit for storage, along with the added convenience of a separate WC.

Overall, the apartment offers generous room sizes, excellent natural light and attractive views, making it a comfortable and appealing home.

The property is located within a popular residential area with a range of local shops, amenities and transport links nearby, providing convenient access to surrounding areas and making it a practical choice for both homeowners and tenants alike.

