



FOR SALE

62 Park View Avenue, Gateshead, NE9 5EN

Offers Over £179,950

- Top floor apartment with stunning views across Saltwell Park
- Spacious open-plan living, dining and kitchen area
- Two well-proportioned bedrooms
- Modern family bathroom with bath
- Highly sought-after park-side location on Park View Avenue
- Private balcony overlooking parkland and lake
- Bright dual-aspect living space with large doors to balcony
- Principal bedroom with en-suite shower room
- Well-equipped kitchen with ample storage and worktop space
- Close to local amenities, transport links and Prism Coffee in Saltwell Park

## THE PROPERTY

Perched on the top floor with breathtaking, uninterrupted views across Saltwell Park, this beautifully presented two bedroom apartment offers a rare opportunity to enjoy green open space from the comfort of your own home. With a private balcony overlooking the park and lake, bright open-plan living, and generous proportions throughout, this is a home that combines lifestyle, light and location in equal measure.

The apartment opens into a welcoming hallway that leads through to an impressive open-plan kitchen, dining and living space. This is the heart of the home — a wonderfully bright room enhanced by large doors opening onto the balcony, perfectly framing the park views and creating an ideal setting for relaxing or entertaining. The balcony provides a peaceful spot to enjoy morning coffee or evening sunsets while taking in the greenery below.

The kitchen is well laid out with ample storage and worktop space, integrated appliances and room for dining, making it both practical and sociable. The generous proportions of the living area allow for flexible furniture arrangements and a comfortable day-to-day living environment.

There are two well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room. The second bedroom is ideal as a guest room, home office or nursery. A separate modern bathroom with bath serves the rest of the apartment, offering convenience for guests and residents alike.

Park View Avenue is perfectly positioned alongside the award-winning Saltwell Park, one of the North East's most loved green spaces. Residents can enjoy lakeside walks, landscaped gardens, tennis courts and open lawns right on the doorstep. The popular Prism Coffee, located within the park, is a favourite spot for coffee and brunch, adding to the strong community feel. The surrounding area offers a range of local shops, cafés and everyday amenities, while nearby transport links provide easy access into Gateshead & Newcastle.



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

