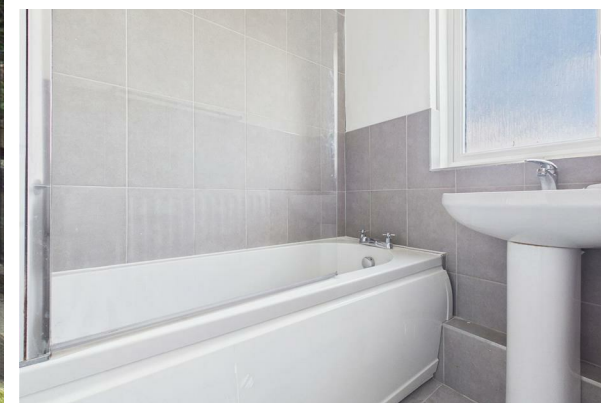




FOR SALE

2 Leeming Gardens, Gateshead, NE9 6RD

£695



- Three-bedroom upper flat
- Generous and bright living room
- Two well-proportioned double bedrooms
- Bathroom plus separate WC
- Pleasant elevated views to the rear
- Spacious accommodation extending to approximately 918 sq ft
- Fitted kitchen with integrated cooking appliances
- Versatile third bedroom or home office
- Gas central heating and double glazing
- Excellent access to Low Fell, Team Valley, Gateshead and Newcastle

THE PROPERTY

A spacious and freshly presented three-bedroom upper flat offering generous accommodation, excellent natural light and far-reaching views.

Available to let, this well-proportioned property provides approximately 918 sq ft of accommodation and has been neutrally decorated throughout, making it an ideal option for couples, professionals or a small family looking for a spacious home in a convenient Gateshead location.

Accessed via a private ground floor entrance with stairs leading to the main accommodation, the property opens onto a long central hallway connecting the principal rooms. The standout living room is particularly generous, with multiple windows creating a bright and airy space alongside a feature fireplace.

The kitchen is fitted with a good range of wall and base units, contrasting work surfaces, tiled splashbacks and integrated cooking appliances, with plenty of storage and preparation space.

There are three bedrooms, including two particularly well-proportioned rooms and a third bedroom which would also work perfectly as a home office or dressing room. The elevated position provides pleasant open views from the rear of the property.

Completing the accommodation is a bathroom with a white suite and shower over the bath, alongside the added convenience of a separate WC. Further benefits include gas central heating, double glazing and neutral décor throughout.

Leeming Gardens is well placed for access to both Low Fell and Wrekenton, offering a wide range of shops, supermarkets, cafés and everyday amenities nearby. Low Fell's popular centre provides an excellent selection of independent businesses, restaurants and bars, while nearby transport links provide straightforward access into Gateshead and Newcastle. The A1 and Team Valley are also within easy reach, making this a particularly convenient location for commuters.

