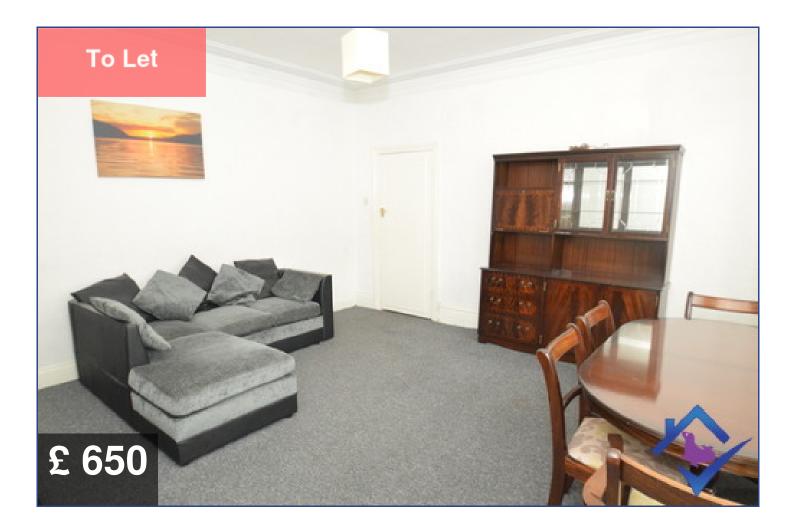


## 277 Rectory Road Gateshead NE8 4RS



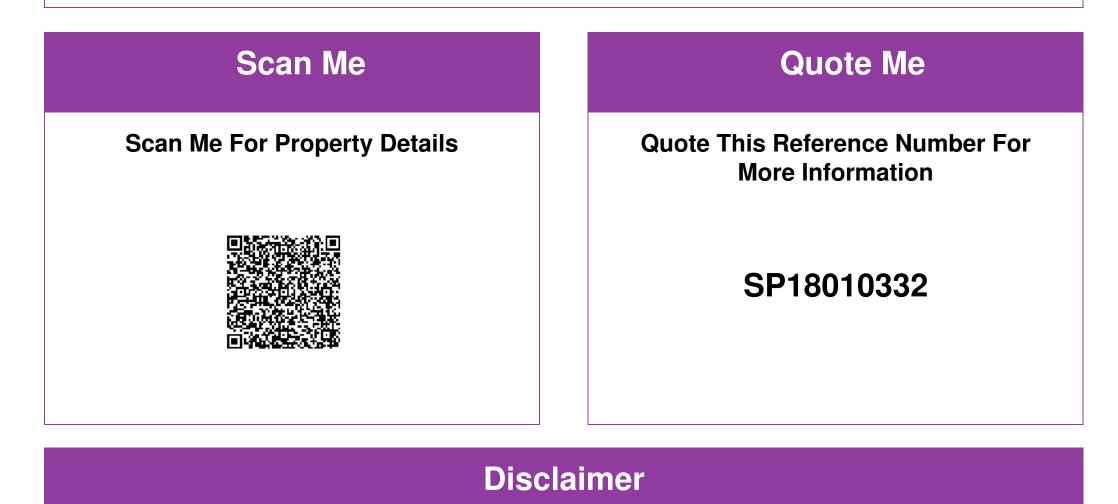
**2 Bedroom Ground Floor Flat** 



#### **Contact Us**

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Whilst every effort is made to ensure the contents of this brochure are accurate and true, the particulars are set out as a general outline for guidance purposes only and do not constitute any part of an offer or contract. Interested Parties should not rely on them as statements of representation of fact, but instead must satisfy themselves by inspection or otherwise as to their accuracy.

A Holding Fee equivalent to one week's rent is payable. Please contact the office for more details.

Energy Performance Certificate (EPC) information is available upon request. Please contact the office.

# Gallery







### Description

SEAL Properties bring to the market this 2 bedroom ground floor flat situated along the centrally located Rectory Road. The property is within walking distance of schools, amenities and local transport link to Gateshead town centre, the Team Valley Trading Estate and Newcastle City Centre. Imagine living just moments away from the well known Saltwell Park!

## **Specification**

**GROUND FLOOR** 

#### **Entrance Hallway**

Upon entering the property you arrive in the hallway.

Lounge

The living area is neutrally decorated, with space for the whole family to come together in.

Kitchen

The kitchen area is spacious with a range of light wooden wall and base units. Access to the bathroom and the back yard is gained from the kitchen.

Bedroom One

The master bedroom is large in size and is neutrally decorated.

**Bedroom Two** 

The second bedroom is a good sized room. The second bedroom could be used as an office or as storage if it was not required.

Family Bathroom

The bathroom consists of a standard white 3 piece suite. The bath also has an over head shower. The floor is tiled whereas the walls are partially tiled

OUTSIDE

Rear

To the rear of the property there is a small private yard.

