



## 1 Flexbury Gardens, Gateshead, NE9 7TH

**Offers Over £239,950**

A superb and versatile 2/3 bedroom home offering stylish interiors, flexible living space and excellent outdoor areas, all set within a popular residential location.

This attractive property is beautifully presented throughout and ready for immediate occupation, making it an ideal purchase for first-time buyers, downsizers or growing families alike.

Upon entering, you are welcomed by a bright and well-proportioned interior. The main lounge provides a warm and inviting space, complete with a feature log burner, perfect for relaxing evenings. To the rear, the property boasts a modern open-plan kitchen, finished to a high standard with sleek units, quality worktops and ample space for cooking and entertaining. A separate utility room adds further practicality.

A standout feature of this home is the versatile ground floor room, currently used as a bedroom with en-suite facilities. This space offers excellent flexibility and could easily serve as a third bedroom, home office, snug or playroom, making this a true 2/3 bedroom property.

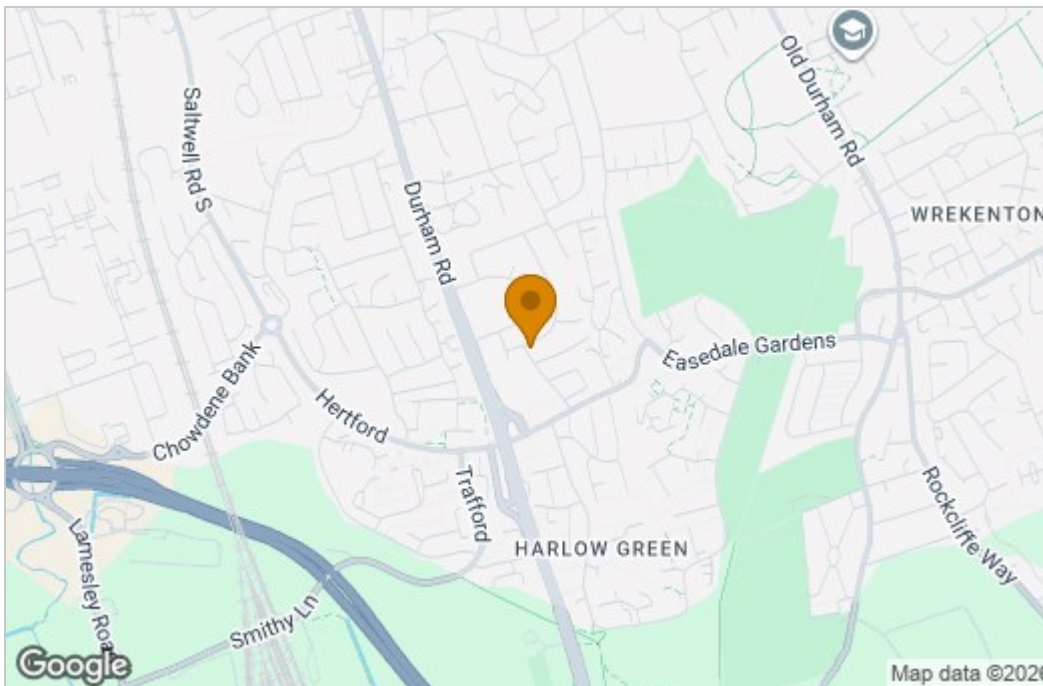
To the first floor, there are two generously sized bedrooms, including a spacious principal room with fitted wardrobes, along with a stylish family bathroom finished with contemporary tiling and fittings.



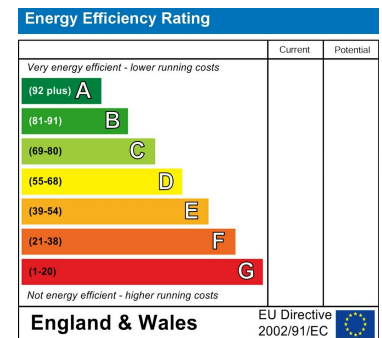
# Floor Plan



# Area Map



# Energy Efficiency Graph



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