



Apartment 9, Worsdell House Wellington Street, Gateshead, Tyne & Wear, NE8

Offers Over £115,000



## Key features

- TOP FLOOR APARTMENT
- LOCATED IN THE TRENDY RAILWAY QUARTER
- WALKING DISTANCE TO NEWCASTLE CITY CENTRE
- PERIOD BUILDING
- GREAT FOR FIRST TIME BUYERS
- CHARACTER WINDOW FEATURE
- OPEN PLAN LIVING
- SPACIOUS BATHROOM WITH SHOWER
- NO ONWARD CHAIN
- AVAILABLE NOW TO VIEW



## Description

Located in the heart of Gateshead, on the charming Wellington Street, this delightful top floor apartment offers a unique blend of Victorian elegance and modern living. With one spacious bedroom and a well-appointed bathroom, this property is perfect for those seeking a comfortable and stylish starter home.

As you enter, you are greeted by an inviting open plan living area that seamlessly combines the reception room and kitchen. This layout not only maximises space but also creates a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The period window feature of the apartment adds character and charm, making it a truly special place to call home.

Situated in the Railway Quarter, this apartment benefits from excellent transport links, providing easy access to both Newcastle and the surrounding areas. The vibrant local community offers a variety of amenities, including shops, cafes, and ensuring that everything you need is within reach.

This Victorian property is a rare find, combining historical charm with contemporary living. Whether you are a first-time buyer or looking to downsize, this apartment presents an excellent opportunity to own a piece of Gateshead's rich architectural heritage. Do not miss the chance to view this lovely home; it could be the perfect fit for your lifestyle.



## ENTRANCE

## LOUNGE/KITCHEN/DINER

22 4 x 14

## BATHROOM

9 x 7 10

## BEDROOM

14 x 13 6

## EXTERNAL

## DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had








sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>84</b>
(55-68) <b>D</b>	<b>72</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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