





- Popular Location
- Three Bedrooms
- Attached Garage
- Gas Central Heating
- Viewing Recommended
- Semi Detached Home
- Close To Amenities
- Front and Rear Gardens
- Double Glazing
- Call For More Information





\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/pnyQYKv4zFY> \*\*

This charming, extended, three-bedroom semi-detached property is located within a desirable area and close to a variety of amenities including shopping at The Galleries, along with excellent nearby road links offering easy access across the region. The property will appeal to a variety of buyers including first time and the growing family.

Internally the property briefly comprises to the ground floor: - entrance porch, open plan lounge dining room, sunny conservatory and a modern kitchen with fitted units and complementing work surfaces. To the first floor there are three good sized bedrooms and a family bathroom WC. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front and a block paved driveway leading to the attached garage. There is also an easy to maintain garden to the rear with a generous patio area and lawn.

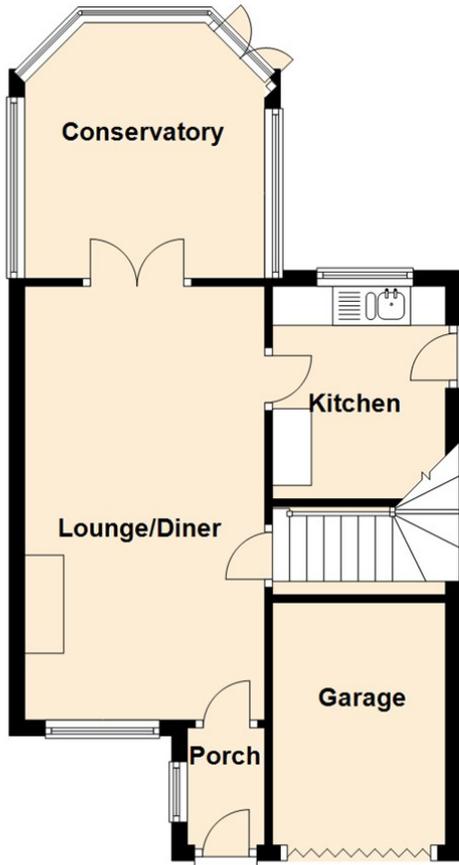
To arrange a viewing or for more information on this property, please call our Gateshead office on 0191 487 0800.

#### Tenure

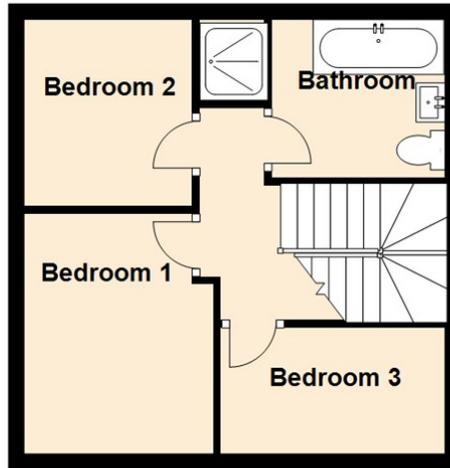
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*.

### Ground Floor



### First Floor



- Lounge/Diner 21'9" x 12'0" (6.63 x 3.67)
- Kitchen 11'8" x 10'0" (3.58 x 3.05)
- Conservatory 10'3" x 10'10" (3.14 x 3.31)
- Bedroom One 12'6" x 10'3" (3.82 x 3.14)
- Bedroom Two 10'5" x 9'7" (3.18 x 2.93)
- Bedroom Three 9'7" x 8'11" (2.93 x 2.74)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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