



## 21 Highfield Court, Gateshead, NE10 9LH

£142,950

Pleasantly situated within this lovely development of bungalows, we are delighted to bring to the market this end link bungalow which has undergone a program of renovation three years ago. The bungalow has two double bedrooms and is available with no chain. The accommodation is immaculately presented throughout and benefits from upvc double glazing and gas central heating is via radiators. The accommodation briefly comprises; entrance lobby, lounge with patio doors opening into the rear garden, inner hallway, two double bedrooms, stylish kitchen and a modern bathroom/wc. Externally there is lawned gardens to the front and rear. The property is beautifully appointed and we have no hesitation in recommending an internal viewing.



### Entrance lobby

Access to the home is via a double glazed door. An internal door opens through into the lounge.

### Lounge

9'10" x 19'6" (3.00 x 5.96)



The lounge could also accommodate a dining area. There is a radiator and a set of double glazed french doors opens into the rear garden. Internal doors opens into the inner hallway and the kitchen.

### Kitchen

9'10" x 8'8" (3.01 x 2.65)



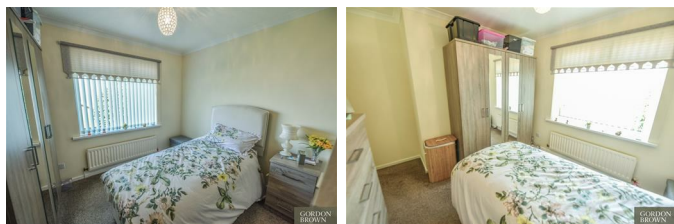
The kitchen is fitted with a modern range of floor and wall units with working surfaces which includes a sink unit which is fitted with a mixer tap. Built in appliances includes a gas hob with an electric oven fitted below. Recesses have been provided for a washing machine and a fridge freezer unit.

### Inner hallway

With a storage cupboard and internal doors opens through into the bathroom/wc and both bedrooms.

### Bedroom one

9'10" x 12'1" (3.01 x 3.70)



With a radiator and a double glazed window which overlooks the rear garden.

### Bedroom two

9'2" x 8'10" (2.81 x 2.70)



With a radiator and a double glazed window overlooks the front garden. Storage cupboard.

### Bathroom/wc



With a modern three piece suite which briefly comprises; low level wc, wash hand basin with a mixer tap and storage below, panelled bath which is fitted with a shower above. chrome towel rail and a double glazed window. The walls are tiled.

### External



At the front of the home, there is a small lawned garden. The rear garden is also lawned with a paved patio area.

### Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services,

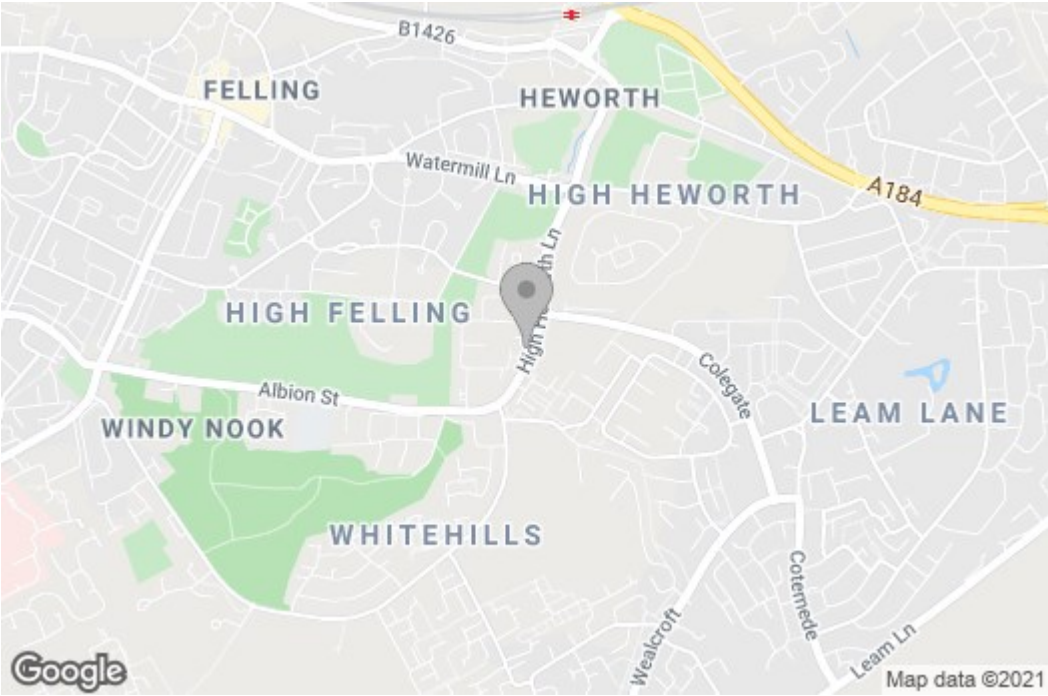
systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

### **Tenure**

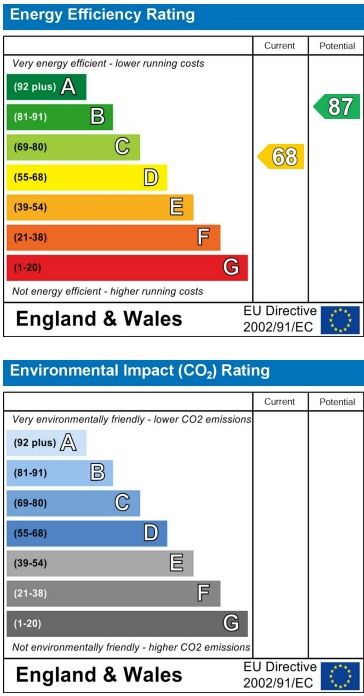
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.