



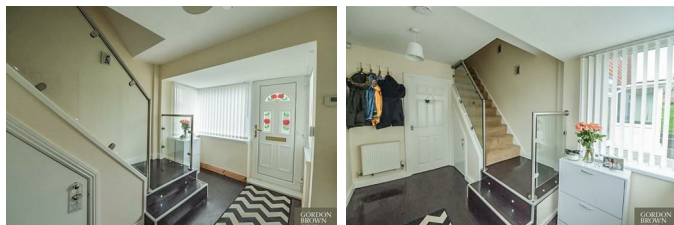
37 Springfield Place, Gateshead, NE9 5UQ

Offers Over £119,950

We are delighted to bring to the market this well presented two bedroom mid terraced home, which would be perfect for a first time buyer or someone looking to downsize. The property benefits from UPVC double glazing and gas central heating via radiators. The accommodation briefly comprises :-

Entrance lobby, dual aspect lounge and a stylish galley kitchen complete the ground floor. To the first floor there are two double bedrooms and a modern shower room/ w.c. Externally the home has an open aspect to the front and there are enclosed gardens to both front and rear. An internal viewing is essential to appreciate this lovely home.

Entrance Porch/ lobby



A uPVC front entrance porch opens into the hallway which has laminate flooring, a radiator, under stairs storage and a staircase leading to the first floor with LED lights inset.

Living Room

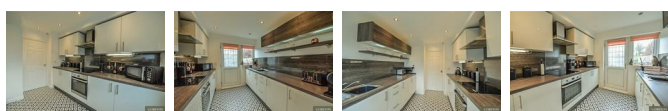
19'3" x 10'3" (5.87 x 3.12)



Two radiators, laminate flooring, double glazed windows overlooking the front and the rear aspect.

Kitchen

11'5" x 8'1" (3.48 x 2.46)



Base and eye level units with contrasting work surfaces, an integrated stainless steel oven, ceramic hob and chimney style cooker hood, one and a half bowl stainless steel sink, plumbed for an integrated washing machine, built in fridge, laminate flooring, window and a uPVC exit door to the rear garden.

First Floor

Landing with loft access. Access to two bedrooms and shower room / w.c.

Master Bedroom

15'11" x 9'8" (4.86 x 2.94)



Built in cupboard, radiator, double glazed window overlooking the front elevation.

Bedroom Two

9'4" x 9'4" (2.86 x 2.85)



Single radiator, double glazed window overlooking the rear elevation.

Shower Room

9'6" x 5'5" (2.89 x 1.65)



Walk in double shower unit with rainfall shower, vanity hand wash basin and w/c, partial tiling to the walls, tiled floor, integrated spotlights, towel warmer, double glazed window to the rear.

External



The home has a pleasant outlook to the front with enclosed gardens to the front and the rear.

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



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.

Energy Efficiency Graph

