



35a Whitehall Road, Gateshead, NE8 4ER

£99,950

Situated within a central position within Gateshead, providing excellent access to Newcastle City Centre and Gateshead Town Centre, we are delighted to be offering for sale this two bedroom end terrace property which features a garage and a garden to the rear. The property will suit a first time buyer and we highly recommend an internal viewing. The accommodation briefly comprises of an entrance lobby with through access to a spacious lounge with open plan staircase leading to the first floor, beyond the lounge there is access to a fitted kitchen. Accommodation to the first floor, there are two good sized bedrooms and a three piece bathroom/ WC. There is a rear garden which has been set to lawn, beyond the gate at the bottom of the garden there is access to a single garage which has an up and over door. The property has gas central heating via radiators and double glazing is installed. Internal inspection recommended at this sensible asking price..

Entrance Lobby

Access to the home is via a glazed door, an internal door opens into the lounge.

Lounge

16'1" x 12'11" (4.92 x 3.96)



Has a radiator and a double glazed bow window that overlooks the front aspect. There is laminate wood flooring and an open plan staircase leads to the first floor. A timber glazed door leads through to the kitchen.

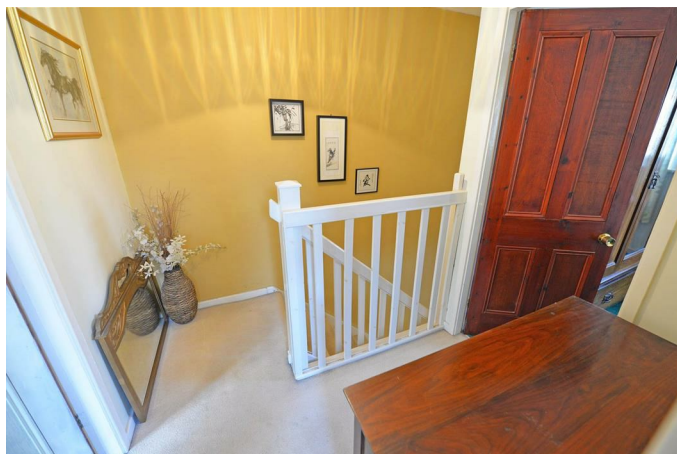
Kitchen

13'0" x 8'3" (3.97 x 2.53)



Fitted with a range of floor and wall units with working surfaces, there is a sink unit fitted with a single drainer. Recesses are provided for a cooker, fridge freezer and a washing machine. There is a radiator and a glazed door that opens into the garden and a window that overlooks the rear garden.

First Floor Accommodation



First floor landing which has access to both bedrooms and the bathroom/ WC.

Bathroom/ WC



Comprises of a modern white three piece suite including a paneled bath with a shower fitted above, wash hand basin, low level WC, radiator and a window overlooks the side aspect.

Bedroom One

12'11" x 8'2" (3.96 x 2.49)



With a radiator and a window overlooking the rear aspect.

Bedroom Two

9'8" x 9'1" (2.97 x 2.79)



With a built in storage cupboard, radiator and a window overlooking the front aspect.

External



At the front of the property, there is a small town style garden. At the rear there is an enclosed garden with a patio area and a lawn section.

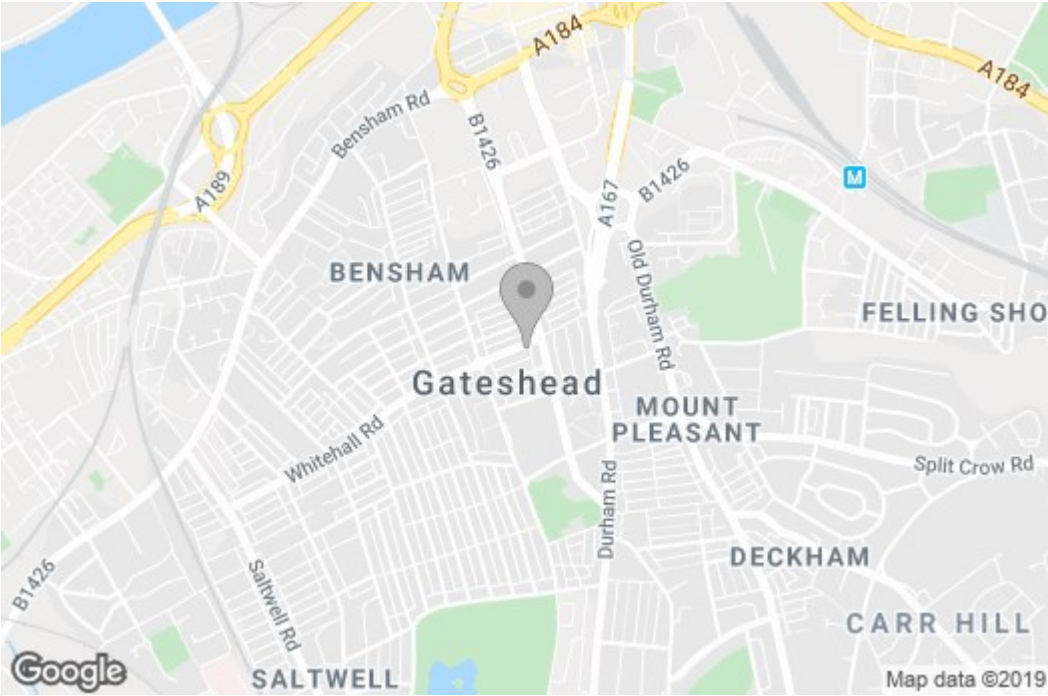
Garage



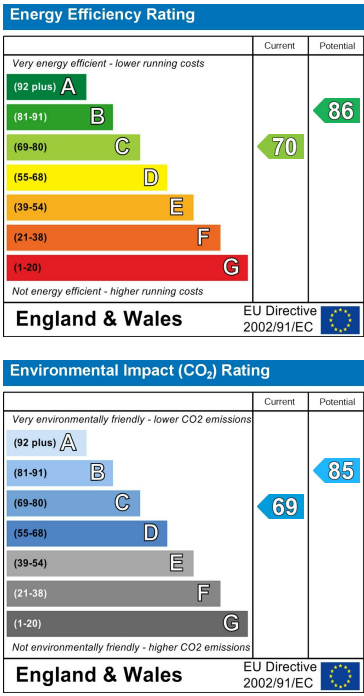
At the rear of the property there is a garage with an up and over door, providing off street parking for one vehicle.

Floor Plan

Area Map



Energy Efficiency Graph



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