



11 Rennington, Gateshead, NE10 8SH

Offers In Excess Of £115,000

Immaculately presented, recently refurbished semi-detached house situated on Rennington within this popular area of Leam Lane. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. The accommodation comprises; front entrance porch, living room with French doors opening onto the sun terrace, breakfasting kitchen with an integrated oven, fridge freezer and dishwasher. The first floor landing provides access into the master bedroom, 2 further bedrooms and bathroom with a four piece suite. There are gardens to the front and rear with a raised decked sun terrace to the rear and viewings are highly recommended to appreciate this beautiful family home.

Entrance Porch



A uPVC front entrance porch provides access into the home.

Living Room

19'8" x 9'10" (6 x 3.02)



With luxury vinyl flooring, double radiator, provision for a wall mounted TV, bow window to the front and French doors opening onto the rear garden.

Breakfasting Kitchen

19'7" x 10'11" (5.99 x 3.34)



Base and eye level units with a high gloss finish, an integrated oven, ceramic hob and chimney style cooker hood, glass effect work surfaces, integrated fridge freezer, stainless steel sink, integrated dishwasher, glass splash backs to the walls, luxury vinyl flooring, vertical radiator, under stairs storage which is plumbed for a washing machine, built in storage cupboard housing a Worcester Boiler, windows and an exit door to the rear and a staircase leading to the first floor.

First Floor

Landing with loft access and a built in cupboard.

Master Bedroom

11'8" x 10'4" (3.58 x 3.15)



Radiator, window overlooking the front elevation.

Bedroom Two

11'1" x 9'1" (3.39 x 2.77)



Radiator and a window overlooking the rear elevation.

Bedroom Three

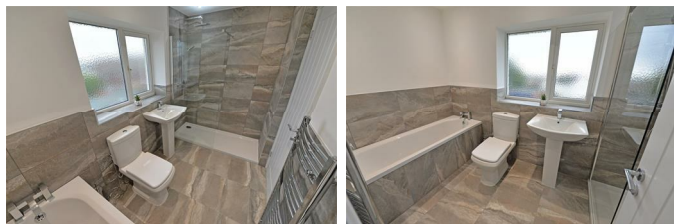
10'11" x 6'2" (3.33 x 1.88)



Radiator, window overlooking the front elevation.

Bathroom

10'1" x 5'6" (3.09 x 1.68)



Tiled paneled bath with a waterfall tap, low level WC, pedestal wash basin with a waterfall tap, walk in double shower cubicle with a shower and a rainfall shower over, integrated spotlights, tiled floor, towel warmer and a window to the rear.

External

The garden to the front is laid to lawn and the rear garden is laid to lawn with a paved patio area and a raised decked sun terrace.

Property disclaimer

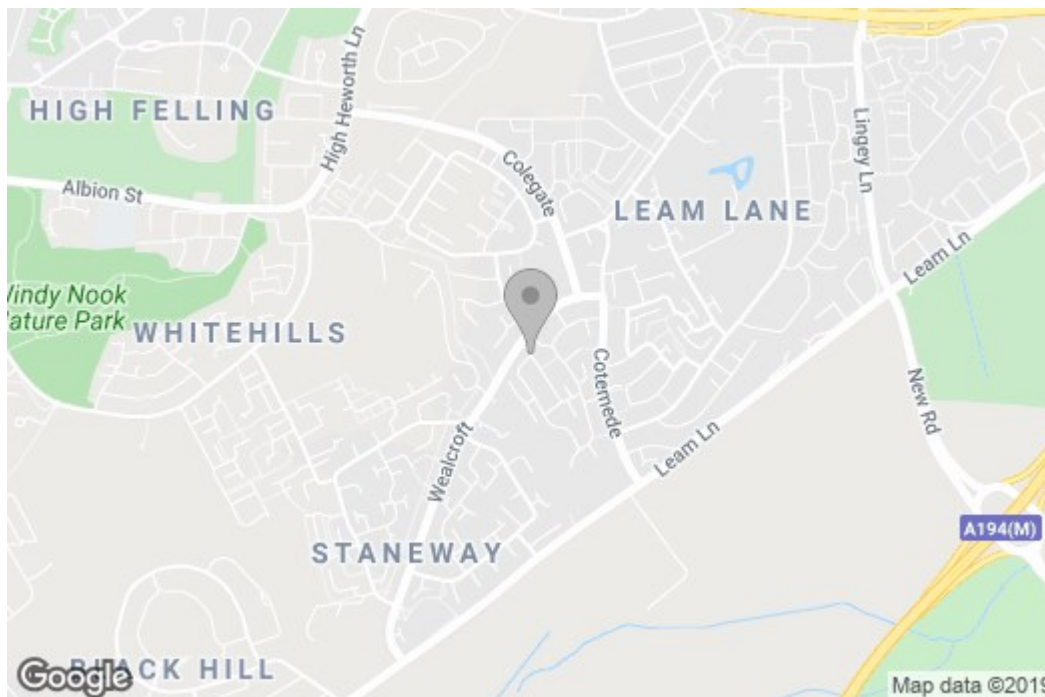
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Tenure

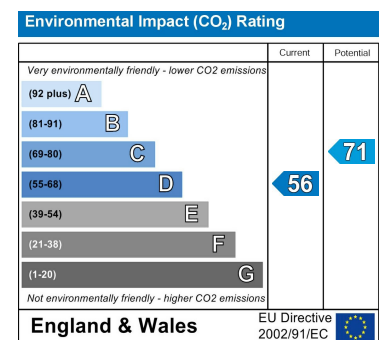
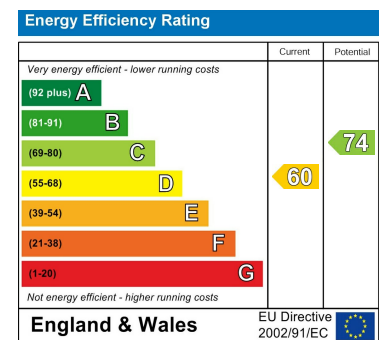
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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