



3 Pattinson Gardens, Gateshead, NE9 5PT

£119,950

Beautifully presented, and deceptively spacious semi-detached house situated on Pattinson Gardens within this popular location. The property is warmed via gas central heating and has the benefit of uPVC double glazing. Extras are negotiable and the accommodation comprises: entrance hallway, living room with a living flame effect fire and French doors opening onto the rear garden, breakfasting kitchen with a range style cooker and integrated fridge/freezer, washer/dryer and dishwasher. The first floor landing provides access into the master bedroom, one further bedroom with fitted wardrobes and bathroom. There are gardens to the front, side and rear with a gated driveway providing off street parking. Viewings are highly recommended to appreciate this lovely home.

Entrance Hallway

Front entrance door provides access into the hallway which has laminate flooring, a single radiator, under stairs storage cupboard with a window, and a staircase leading to the first floor.

Living Room

16'0" x 12'4" (4.89 x 3.76)



Coving to the ceiling, a living flame effect gas fire with a marble surround, insert and hearth, double radiator, bow window overlooking the front aspect and French doors opening onto the rear sun terrace.

Breakfasting Kitchen

15'3" x 12'4" (4.65 x 3.78)



Base and eye level units with contrasting work surfaces, a range style cooker, housing for an eye level microwave, integrated fridge/freezer, washer/dryer and dishwasher, larder cupboards, corner sink unit, under unit lighting, partial tiling to the walls, luxury vinyl flooring, double radiator, archway opening into the living room and French doors opening onto the rear garden.

First Floor



Landing with loft access and a window overlooking the front elevation.

Master Bedroom

16'0" x 10'10" (4.90 x 3.31)



Coving to the ceiling, built in cupboard, single radiator, windows overlooking the front and rear elevation.

Bedroom Two

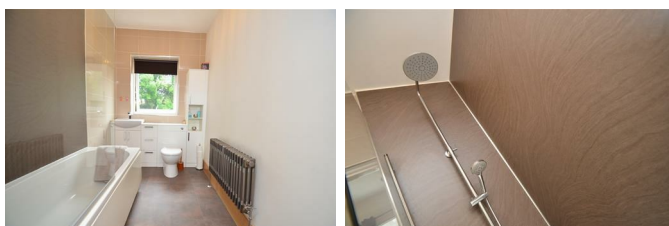
12'6" x 8'9" (3.83 x 2.67)



Fitted wardrobes, radiator, windows overlooking the front and side elevations.

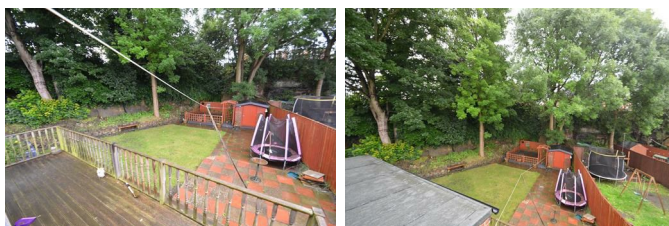
Bathroom

9'3" x 5'10" (2.82 x 1.78)



Panelled bath with shower and rainfall shower over, vanity hand wash basin and w/c, partial tiling to the walls, cladding to the shower area, cast iron radiator, window to the rear.

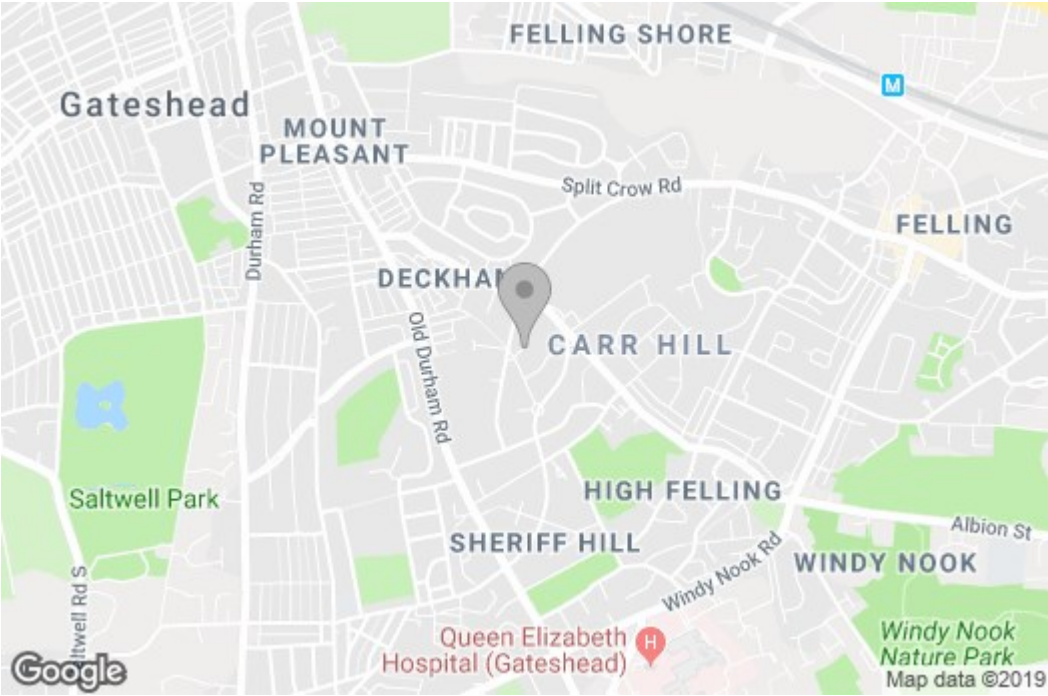
External



There is a gated driveway and garden to the front, and private gardens to the side and rear which are laid to lawn with paved patio areas and a raised decked sun terrace.

Floor Plan

Area Map



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Energy Efficiency Graph

