



14 Park View Avenue, Gateshead, NE9 5EN

Offers Over £230,000

Very well presented town house situated on Park View Avenue within this popular location. The property is warmed via gas central heating and has the benefit of double glazing. The accommodation comprises; entrance hallway, guest cloakroom/ WC, living room, breakfasting kitchen with an integrated double oven and fridge freezer. The first floor landing provides access into 2 bedrooms and a family bathroom, with the master bedroom which has built in wardrobes and an en-suite situated on the second floor. There are gardens to the front and the rear and an allocated parking bay. Viewings are highly recommended to appreciate this lovely family home.

Entrance Hallway

A composite front entrance door provides access into the hallway which has a radiator and a staircase leading to the first floor.

Living Room

13'11" x 10'5" (4.25 x 3.20)

Built in cupboard, radiator, window overlooking the front aspect.

Breakfasting Kitchen

13'6" x 12'1" (4.14 x 3.69)

Base and eye level units with contrasting work surfaces, an integrated double oven, gas hob and chimney style cooker hood, 1.5 bowl stainless steel sink which is plumbed for a washing machine, concealed potterton boiler, integrated fridge freezer, tiled floor, radiator, window to the rear and French doors opening onto the rear garden.

Guest Cloakroom/ WC

Low level WC, pedestal wash basin, splash tiling, tiled floor and a radiator.

First Floor

Radiator, window to the side, access to an internal hallway which has a radiator, a window overlooking the rear aspect and a staircase leading to the second floor.

Bedroom Two

13'8" x 8'2" (4.18 x 2.50)

Radiator and a window overlooking the rear aspect.

Bedroom Three

9'3" x 7'0" (2.82 x 2.14)

Radiator and a window overlooking the front aspect.

Family Bathroom

6'11" x 6'3" (2.13 x 1.91)

Paneled bath, low level WC, pedestal wash basin, tiled splash backs, tiled floor, radiator and extractor.

Second Floor

Master Bedroom

13'8" x 12'10" (4.17 x 3.93)

Built in sliding door wardrobes, loft access, radiator and a dormer window overlooking the front elevation.

En- Suite

Shower cubicle, pedestal wash basin, low level WC, tiled floor, radiator, Velux window and extractor.

External

There is a garden to the front and a paved and lawned rear garden with a raised decked patio area and a garden shed. Allocated parking bay provides the home with off street parking.

Property disclaimer

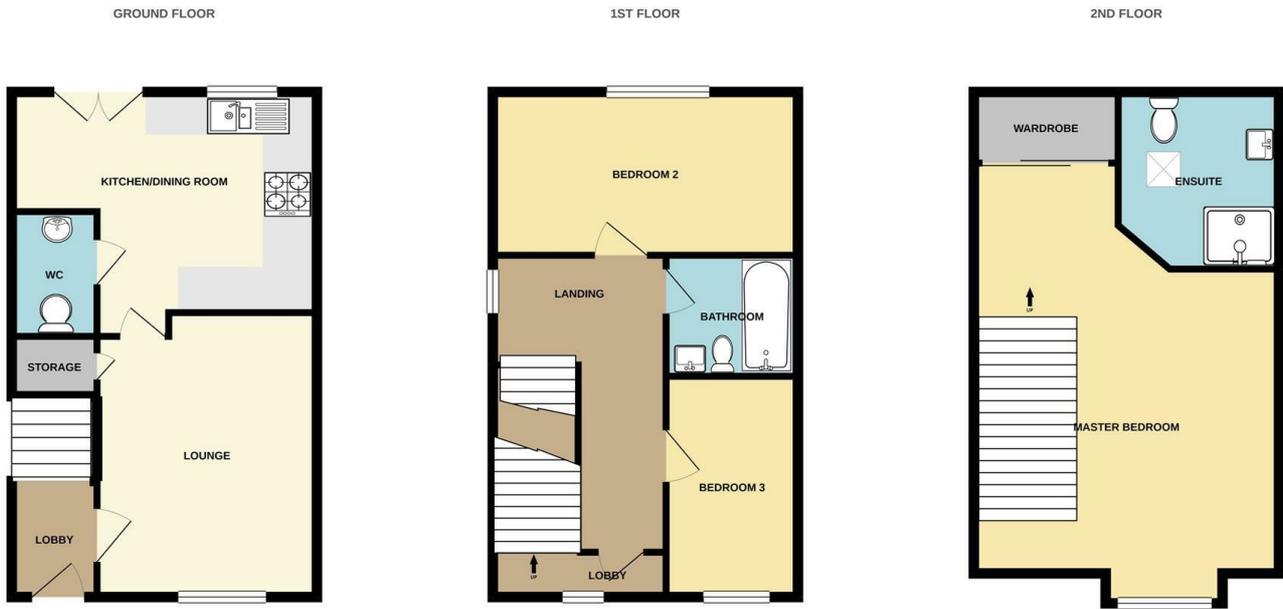
IMPORTANT NOTE TO PURCHASERS: We endeavour to

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 a representation or warranty in respect of the property.