



347 Rectory Road, Gateshead, NE8 4SR

Offers Over £159,950

Very well presented terraced house situated on Rectory Road within this popular location, enjoying the benefit of local amenities, transport links and of course Saltwell Park. The property is warmed via gas central heating and has the benefit of uPVC double glazing. This spacious accommodation comprises; entrance vestibule, hallway, living room with a living flame effect fire and double doors opening into the dining room, kitchen and utility room. The first floor landing provides access into the master bedroom with fitted wardrobes, 3 further bedrooms, a family bathroom and a handy separate WC. There is a yard to the rear with a garden shed and an up and over door provides off street parking. Viewings are highly recommended to appreciate this substantial family home.

Front Entrance Vestibule

A uPVC front entrance door provides access into the vestibule which provides access into the hallway.

Entrance Hallway



With under stairs storage, a double radiator and a staircase landing to the first floor.

Living Room

17'8" x 12'7" (5.41 x 3.86)



Ceiling cornice, living flame effect gas fire, display surround, double radiator, walk in bay window overlooking the front aspect and double doors opening onto the dining room.

Dining Room

14'7" x 10'11" (4.46 x 3.35)



Ceiling cornice and rose, double radiator, window overlooking the rear aspect.

Kitchen

13'8" x 10'4" (4.19 x 3.15)



Base and eye level units with contrasting work surfaces, stainless steel sink, partial tiling to the walls, double radiator and a window overlooking the rear aspect.

Utility Room

10'10" x 5'8" (3.31 x 1.74)

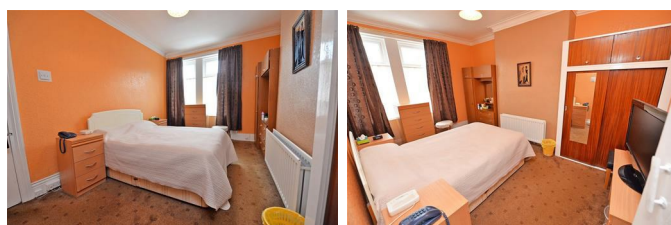
Wall and floor units, sink unit with a double drainer, plumbing for a washing machine, wall mounted Worcester boiler, and an exit door to the rear.

First Floor

Landing with loft access and a built in double storage cupboard with an internal hallway leading to bedroom 3.

Bedroom One

15'5" x 10'4" (4.70 x 3.15)



Ceiling cornice, fitted wardrobes, double radiator and a window overlooking the front elevation.

Bedroom Two

13'5" x 10'7" (4.11 x 3.25)



Coving to the ceiling, double radiator and a window overlooking the rear elevation.

Bedroom Three

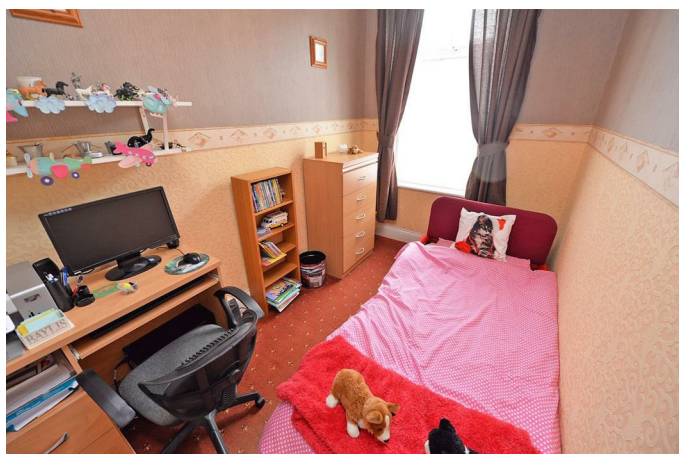
9'5" x 7'2" (2.89 x 2.19)



Single radiator and a window overlooking the rear elevation.

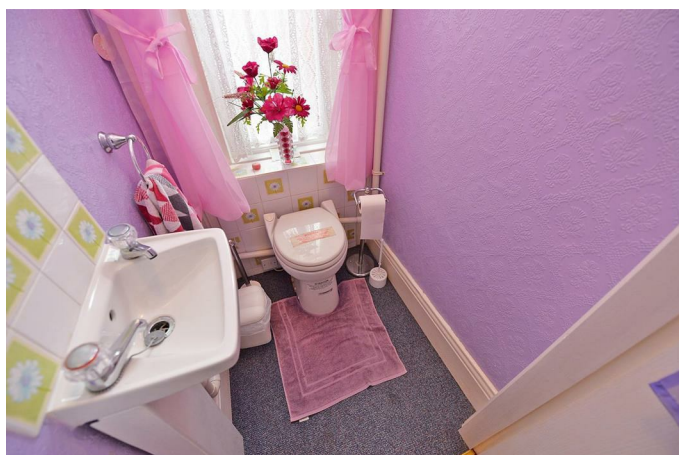
Bedroom Four

11'9" x 6'5" (3.59 x 1.96)



Double radiator and a window overlooking the front elevation.

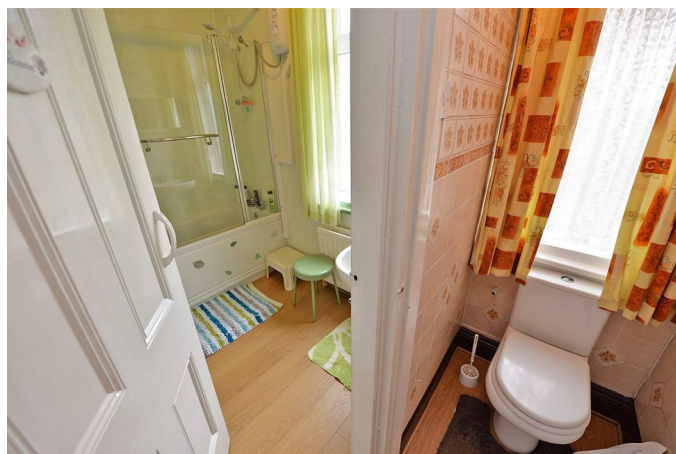
Separate WC



Saniflow WC, hand wash basin, splash tiling, window to the rear.

Family Bathroom

7'6" x 5'6" (2.31 x 1.70)



Paneled bath with an electric shower over, pedestal wash basin, low level WC, PVC cladding to the walls, built in storage, double radiator and a window to the rear.

External



There is an up and over door to the rear providing off street parking and a yard with a garden shed.

Property disclaimer

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Tenure

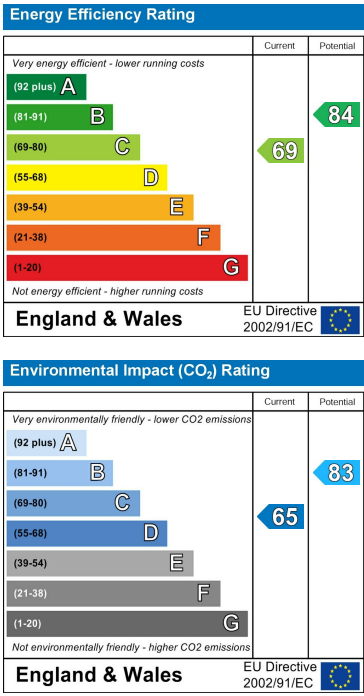
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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.