



69 Ashford, Gateshead, NE9 6TG

£99,950

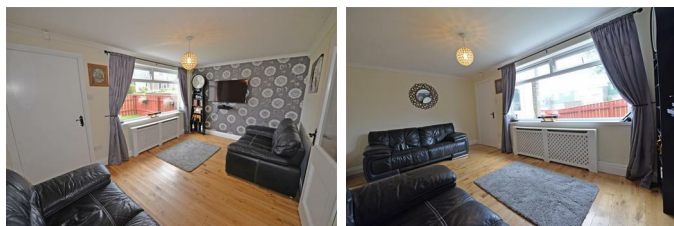
Immaculately presented terraced house situated on Ashford offering lovely open views to the front. the property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. With solid oak flooring to the ground floor, the accommodation comprises: entrance hallway, living room, intrnal hallway with storage, dining/kitchen with an integrated oven and open access into the sun/garden room. The first floor landing provides access into the master bedroom with fitted storage, two further bedrooms and bathroom. There is a garden to the front which is laid to lawn and a low maintenance, patio paved garden to the rear. Viewings are highly recommended to appreciate this lovely home.

Entrance Hallway

A uPVC front entrance door opens into the hallway which has oak flooring and provides access into the living room.

Living room

14'10" x 9'8" (4.54 x 2.97)



Coving to the ceiling, oak flooring, radiator with a decorative cover, window overlooking the front aspect.

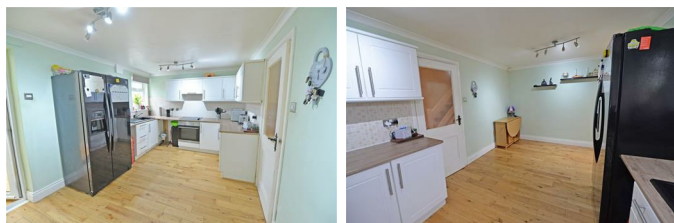
Internal Hallway



With oak flooring, under stair storage, double radiator, staircase leading to the first floor.

Dining Kitchen

14'7" x 9'8" (4.45 x 2.96)



Base and eye level units with contrasting work surfaces, an integrated oven, ceramic hob and concealed cooker hood, single sink, plumbed for a dishwasher, partial tiling to the walls, oak flooring, window overlooking the rear aspect and access into the sun room.

Sun Room

13'8" x 9'9" (4.17 x 2.98)



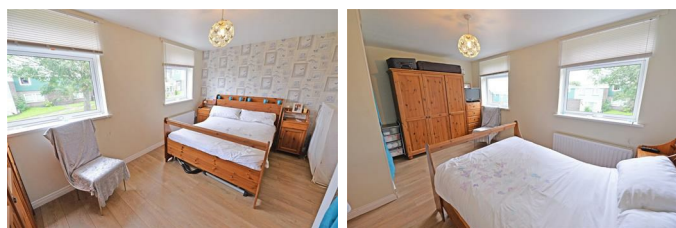
Oak flooring, radiator, window overlooking the rear elevation and a uPVC exit door to the rear.

First Floor

Landing with loft access.

Master Bedroom

14'10" x 9'8" (4.54 x 2.95)



Fitted storage, laminate flooring, double radiator, windows overlooking the front elevation offering lovely views.

Bedroom Two

9'8" x 7'11" (2.97 x 2.43)



Laminate flooring, single radiator, window overlooking the rear elevation.

Bedroom Three

9'8" x 6'8" (2.96 x 2.04)



Laminate flooring, single radiator, window overlooking the front elevation.

Bathroom



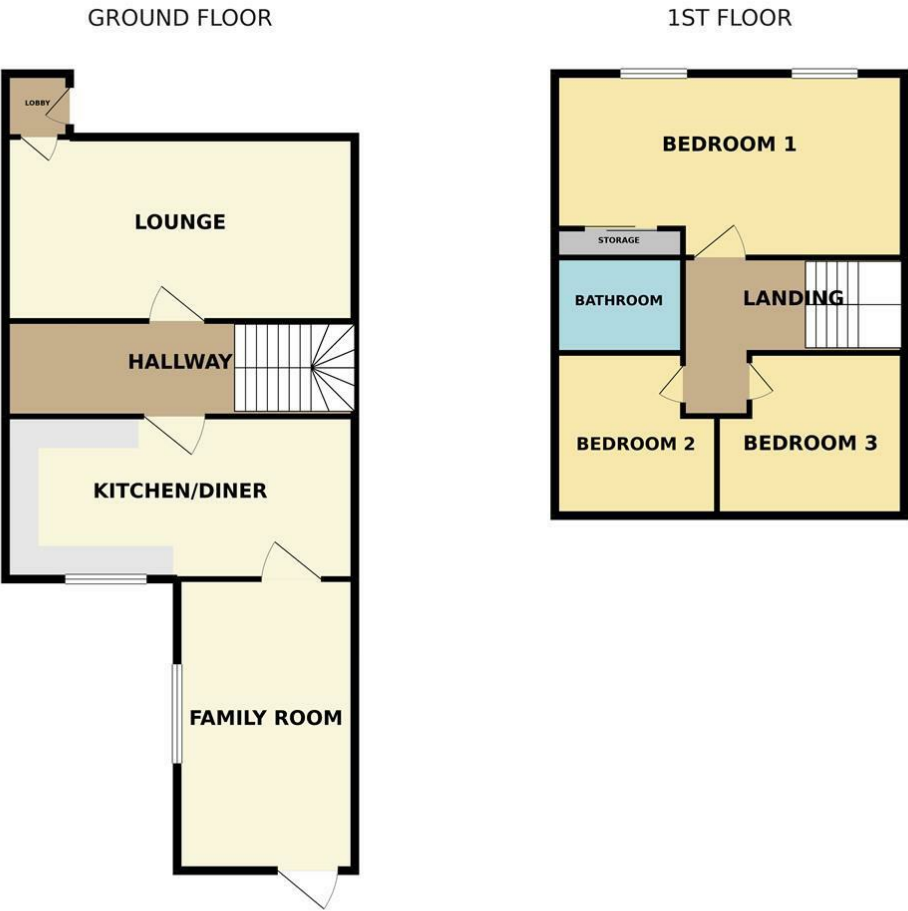
Panelled bath with an electric shower over, pedestal hand wash basin, low level w/c, tiling to the walls and floor, towel warmer and extractor.

External



There is a garden to the front which is laid to lawn and a low maintenance, paved garden to the rear.

Floor Plan

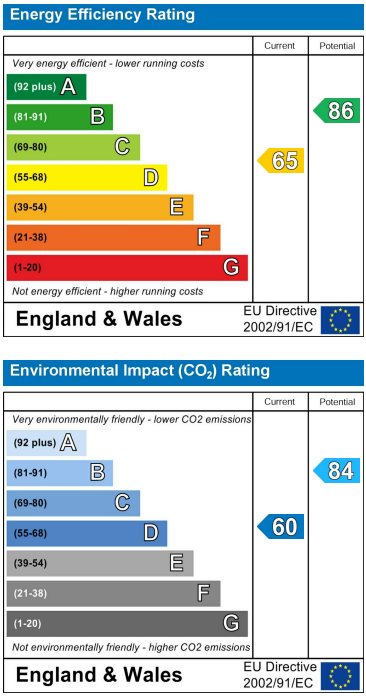


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



Energy Efficiency Graph



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