



12 Claremont North Avenue, Gateshead, NE8 1RH

Offers Over £109,950

NO CHAIN!! Well presented terraced house situated on Claremont North Avenue within this popular location. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. The spacious accommodation comprises: entrance hallway, living room, dining room with a gas fire, kitchen and a downstairs shower room. The first floor landing provides access into the master bedroom with built in robe storage and an en-suite bathroom, and two further bedrooms. There is a roller shutter door to the rear of the home providing off street parking. Viewings recommended to appreciate this family home.

Entrance Hallway

A uPVC front entrance door provides access into the hallway which has stripped and polished floorboards, a single radiator and a staircase leading to the first floor.

Living Room

13'1" x 12'8" (4.00 x 3.87)



Ceiling cornice, stone surround to the chimney breast, single radiator, window overlooking the front aspect and open access into the dining room.

Dining Room

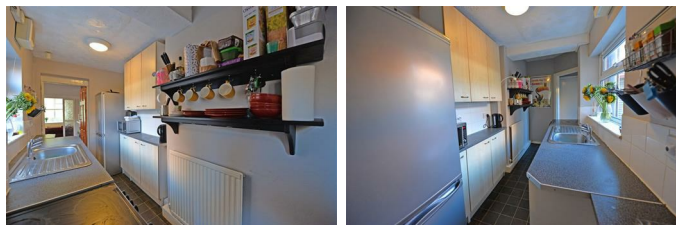
15'7" x 12'7" (4.77 x 3.84)



Gas fire with a stone surround, built in storage cupboard, stripped and polished floorboards, storage to alcove, single radiator, window overlooking the rear aspect and open access into the living room.

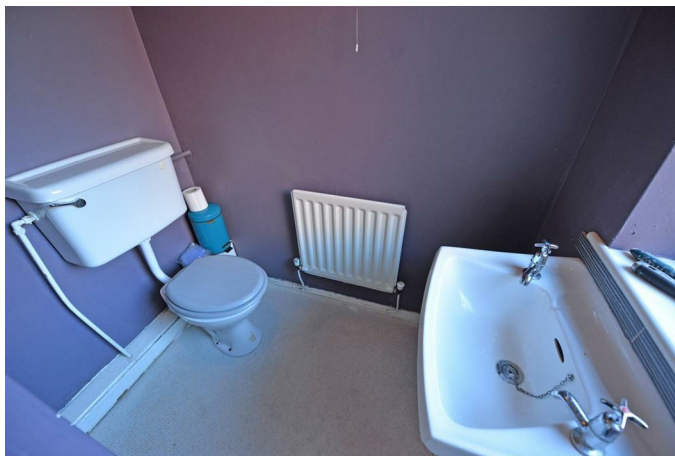
Kitchen

13'5" x 5'4" (4.10 x 1.64)



Wall and floor units with contrasting work surfaces, stainless steel sink, partial tiling to the walls, single radiator, window overlooking the rear aspect, uPVC exit door to the rear.

Downstairs Shower Room



Step in shower with electric shower, low level w/c, pedestal hand wash basin, single radiator, window to the rear.

First Floor



Landing with a built in cupboard, single radiator and a window overlooking the rear elevation.

Master Bedroom

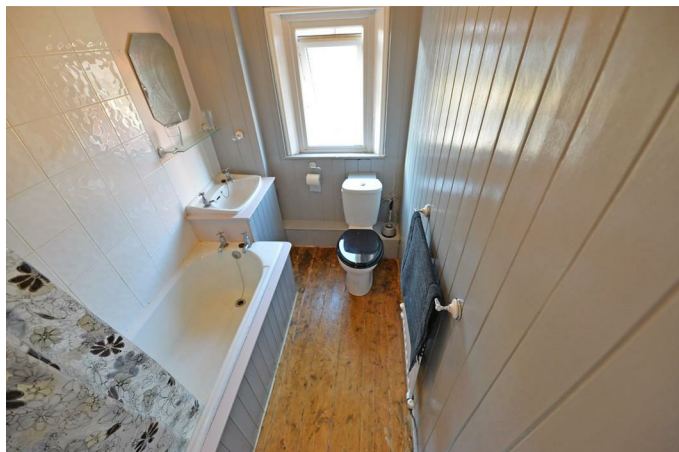
12'9" x 11'6" (3.91 x 3.53)



Built in storage, radiator, window overlooking the rear aspect.

En-Suite Bathroom

7'6" x 5'1" (2.30 x 1.57)



Bathg with an electric shower over, hand wash basin, low level w/c, partial tiling to the walls, partial wood cladding, stripped and polished floorboards, single radiator, window to the rear.

Bedroom Two

12'10" x 11'0" (3.93 x 3.36)



Fitted wardrobes, single radiator, window overlooking the front aspect.

Bedroom Three

9'6" x 6'3" (2.92 x 1.92)



Single radiator, window overlooking the front.

External



There is a yard to the rear with a roller shutter door providing 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

GROUND FLOOR



1ST FLOOR

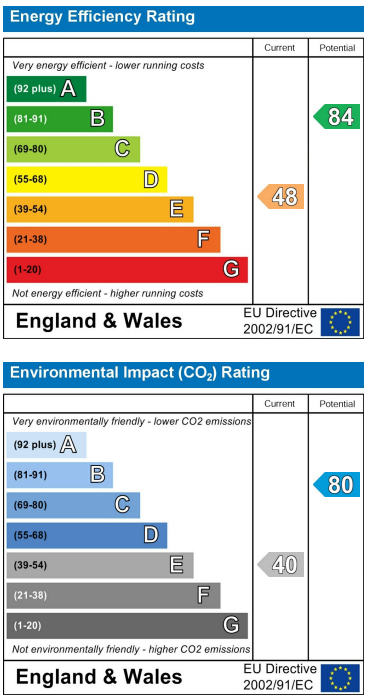


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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