



58 Windy Nook Road, Gateshead, NE10 9RH

£169,950

Well presented semi-detached house situated on Windy Nook Road close to Windy Nook School and Nature Park within this popular area of Gateshead. The property is warmed via gas central heating and has the benefit of uPVC double glazing. This spacious accommodation comprises; entrance hallway, living room with a log burning stove to the inglenook and bi folding doors opening onto the rear garden, dining room, kitchen with an integrated oven and free standing fridge. The first floor landing provides access into the master bedroom, 2 further bedrooms and bathroom/ wet room. There are 2 loft areas which have been floored and boarded, 1 with Velux windows and 1 with a dormer window offering far reaching views. There is a large paved area to the front, a gated pathway to the side and a low maintenance south facing garden to the rear with a vegetable plot and herb garden. There is also a garage to the side of the house. Viewings are highly recommended to appreciate this substantial family home

Entrance Hallway

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

Living Room

20'1" x 11'2" (6.13 x 3.41)



Delft rack, log burning stove to the inglenook, double radiator, bi folding doors opening onto the rear garden.

Dining Room

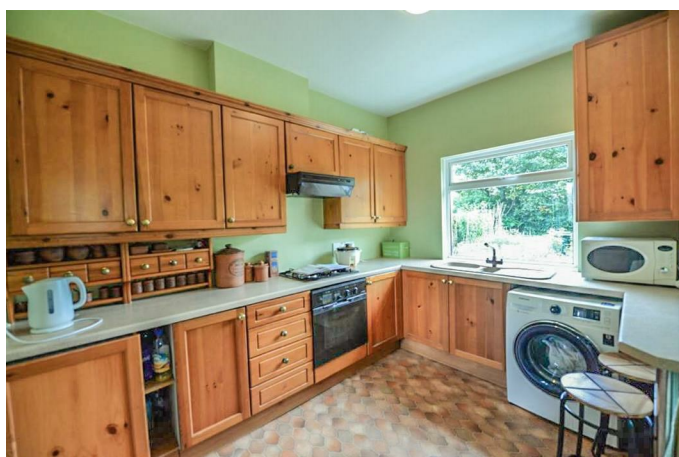
14'2" x 12'0" (4.34 x 3.66)



Stripped and polished flooring, double radiator, walk in bay window overlooking the front aspect and double doors opening into the living room.

Kitchen

10'9" x 8'4" (3.28 x 2.55)



Base and eye level units with contrasting work surfaces, 1.5 bowl sink which is plumbed for a washing machine, integrated oven, gas hob and cooker hood, freestanding fridge, single radiator, concealed Ferroli boiler, windows overlooking the side and rear aspects and an exit door to the rear.

First Floor

Landing with access to 3 bedrooms and bathroom/wet room.

Master Bedroom

14'5" x 10'7" (4.41 x 3.25)



Recently re-plastered with laminate flooring, a single radiator and a walk in bay window overlooking the front elevation.

Bedroom Two

11'3" x 10'7" (3.44 x 3.23)



Single radiator and a window overlooking the rear elevation.

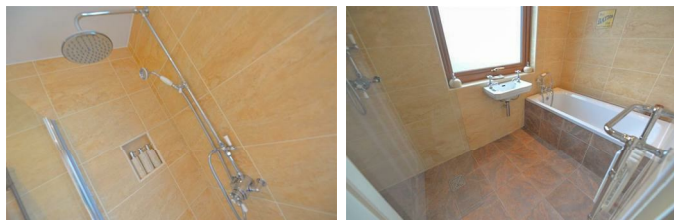
Bedroom Three

9'0" x 7'8" (2.76 x 2.35)



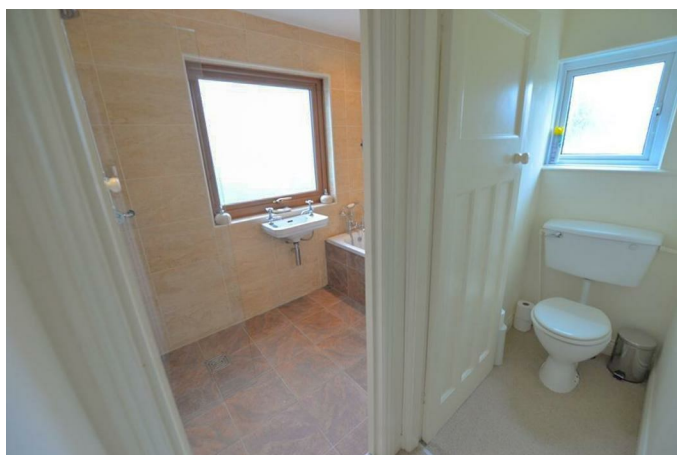
Used as a study, radiator and access to the loft.

Bathroom/ Wet Room



Walk in shower with rainfall shower and a wet room floor, tiled panelled bath with a mixer shower over, hand wash basin, tiling to the walls and floor, radiator, with towel warmer, extractor and a window to the rear.

Separate WC



Low level WC with a window to the side.

Loft Area

10'0" x 9'8" (3.05 x 2.95)



With storage to the eaves and a dormer window overlooking the rear elevation offering far reaching views including spectacular sunrises.

Loft Area Two

9'5" x 4'5" (2.88 x 1.35)



With a built in cupboard and 2 Velux windows.

External



There is a large paved area to the front which can accommodate 3 cars and a gated pathway to the side which has a built in shed and access to the garage. The south facing rear garden has a large paved patio area, established herb garden, raised vegetable beds, a compost heap/barbecue pit, bushes and flower beds. There is a secondary paved area at the end of the garden which would house a greenhouse or shed/summerhouse or, to sit in the sun at the end of day.

Agent Note

The vendor advises that there was a new roof, dormer window and Velux windows installed in 2016 and a new front door and bi folding doors in 2017.

Property disclaimer

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Tenure

Gordon Brown Estate Agents have not seen any legal

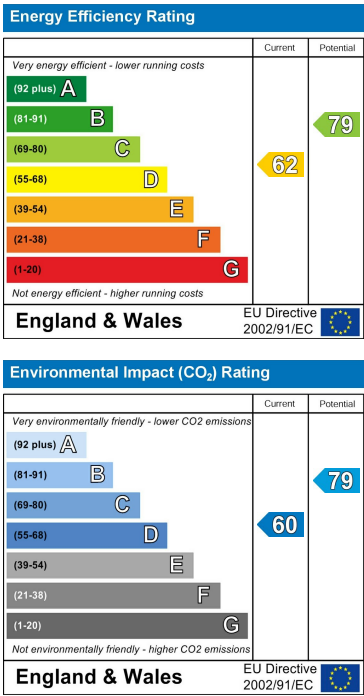
written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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