

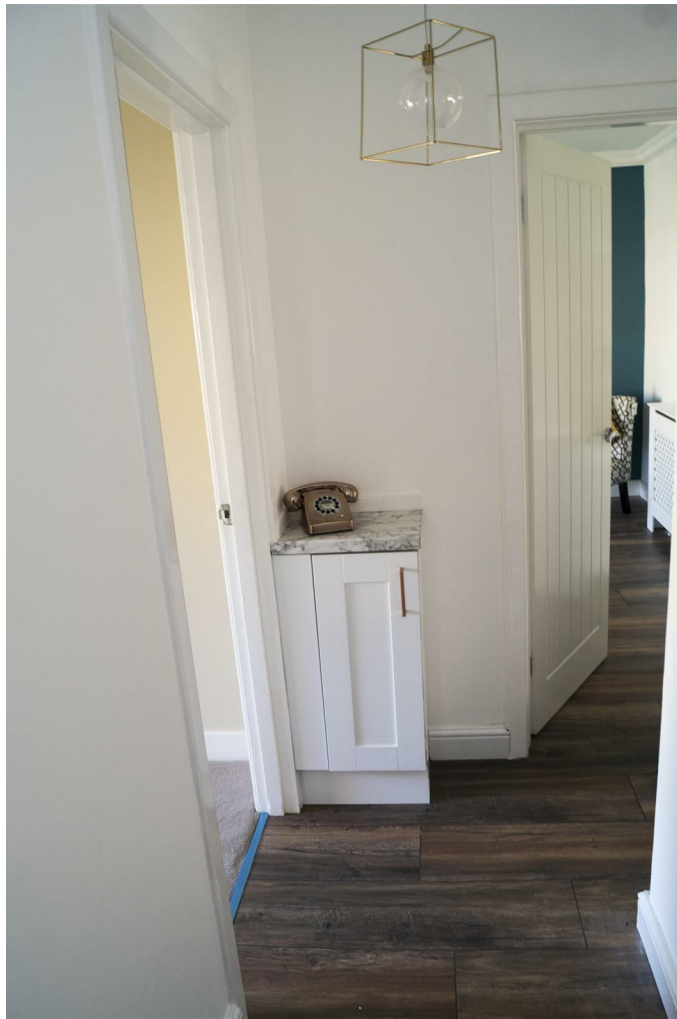


30 Gleneagles Road, Gateshead, NE9 6JS

£174,950

A beautifully presented and extended semi detached bungalow which is available with no chain and will be ideal for a couple who are looking to downsize. The bungalow boasts an extension to the rear which provides a dining kitchen which overlooks the south facing rear garden. The accommodation briefly comprises; entrance hallway, lounge, dining kitchen, modern bathroom/wc and two well proportioned bedrooms. Externally there is garden to the front and rear and a garage and driveway provides the home with parking. Viewing is strongly recommended.

Entrance hallway



An L shaped hallway eh it is accessed via a double glazed door. There is a radiator and internal doors opens into the lounge, bathroom, kitchen/diner and both bedrooms. Laminate wood flooring.

Living Room

11'2" x 17'5" (3.41 x 5.31)



The living room has been created to be an impressive but comfortable living area, a large teal feature wall and electric fireplace bring character, windows which span the breadth of the room afford significant natural light coupled with the soft light from the Geometric pendant. New radiator cabinet, coving & skirting complete the glossy finish.

Kitchen/ Dining room

17'1" x 9'11" (5.23 x 3.03)



The kitchen has been designed to combine quality materials with a classic design, the shaker style units with copper accents and Ridley tap, achieves a very pleasing balance lending itself to a timeless & finish. The kitchen itself incorporates ample storage space as well as all the modern appliances including, large internally lit built-in fridge freezer, accessible oven, dishwasher, touch screen ceramic hob, integrated extractor as well as washer & dryer. The view from the sink overlooks the back garden, the tiled splashback finished in chrome trims with marble patterned work surfaces offers a complimentary & highly effective palette combination, the chrome sockets (some with USB functionality) marry sleek design with sophisticated elegance. Spotlights, copper pendant light cluster & plenty of natural light combine with warm rustic oak floors to ensure this open plan kitchen diner is a focal point of this well-designed living area.

Bedroom One

11'1" x 11'10" (3.40 x 3.61)



With a radiator and a double glazed window overlooking the rear garden. This bedroom allows space for beds as well as cupboard space, carpeted in luxury soft pile beige carpets in harmony with the custom-made blinds, copper pendant & the walls decorated with a soft Ellastone paint.

Bedroom Two

9'4" x 10'11" (2.85 x 3.34)



With a radiator and a double glazed window overlooking the front garden. This bedroom allows space for beds as well as cupboard space, carpeted in luxury soft pile beige carpets in harmony with the custom-made blinds, copper pendant & the walls decorated with a soft Ellastone paint.

Bathroom

6'5" x 5'3" (1.98 x 1.62)



The bathroom has been fully tiled throughout in classic grey marble effect tiles, a modern bathroom suite incorporates, a back to wall WC, contemporary chrome fixtures including towel heater, integrated sink & vanity unit with waterfall tap offering a combination of practicality & style. The bath itself is fitted with a glass shower screen, large thermostatic rainfall fixed shower as well as two flexible shower options.

External



At the rear of the home there is a south facing garden with small patio. A garden is also located at the front with shrubs and a plants located at the side. A garage and driveway located just around the corner from the bungalow provide the home with off road 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

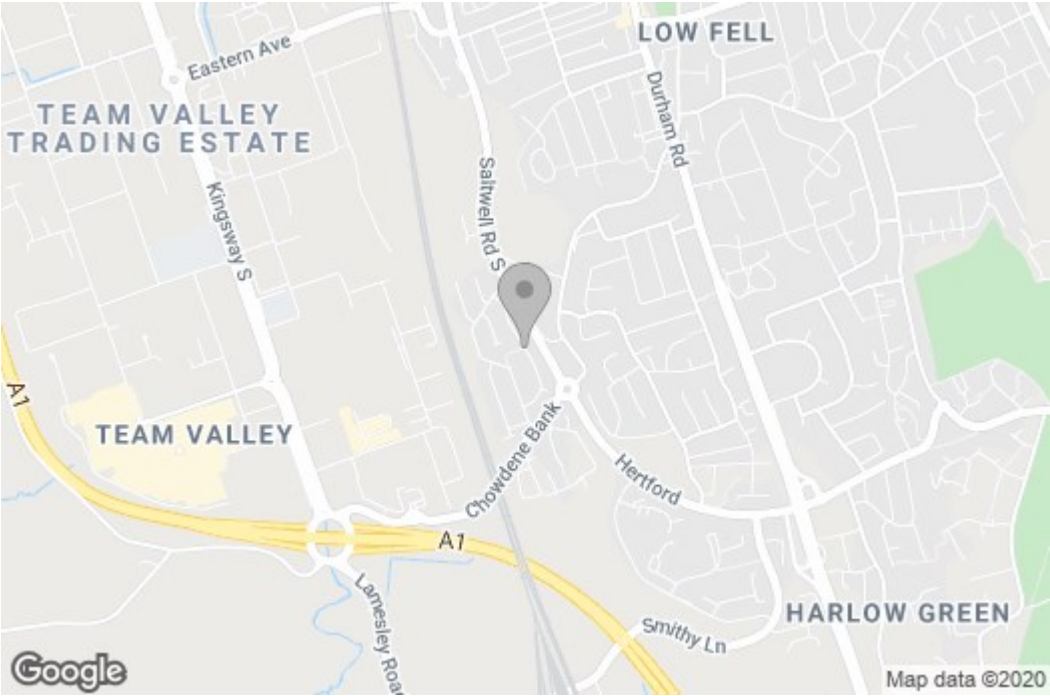
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

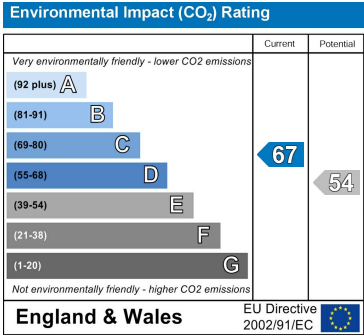
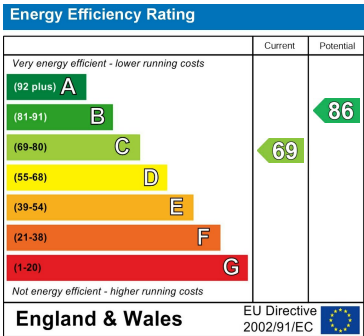


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Metagov (2023)

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.