



10 St. Cuthberts Drive, Gateshead, NE10 9AA

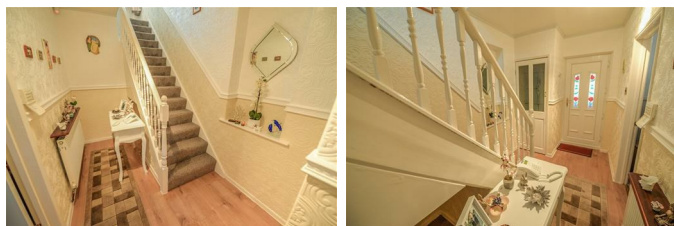
£124,950

Well presented and spacious semi- detached house situated on St. Cuthberts Road, 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. Extras are negotiable and the accommodation comprises; front entrance porch, entrance hallway, living room with a living flame effect gas fire, dining room and kitchen. The first floor landing provides access into the master bedroom with fitted wardrobes, 2 further bedrooms and a family bathroom. There is a gated driveway to the front and a low maintenance garden. The rear garden is laid to lawn with a patio area. The garage is 7.14 in length and the vendor advises that the foundations are efficient to support a double story extension. Viewings are highly recommended to appreciate this lovely family home.

Front Entrance Porch

A uPVC front entrance porch with a tiled floor has a uPVC access door into the hallway.

Entrance Hallway



Built in storage, laminate flooring, under stairs storage, radiator and a staircase leading to the first floor.

Living Room

13'5" x 13'1" (4.09 x 4.01)



PVC cladding to the ceiling, living flame effect gas fire with back boiler, feature surround, marble insert and hearth, laminate flooring, bow window overlooking the front aspect.

Dining Room

10'5" x 9'10" (3.18 x 3.01)



PVC cladding to the ceiling, laminate flooring, window overlooking the rear aspect.

Kitchen

10'11" x 9'0" (3.33 x 2.76)



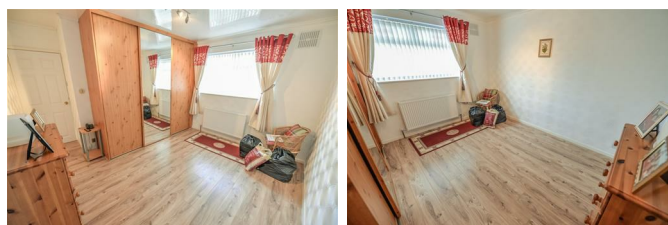
Base and eye level units with contrasting work surfaces, 1.5 bowl stainless steel sink which is plumbed for a washing machine, pantry, tiled walls and floor, PVC cladding to the ceiling, window to the rear and a uPVC access door to the garage.

First Floor

Landing with loft access (the loft is insulated), built in cupboard and a window overlooking the side elevation.

Bedroom One

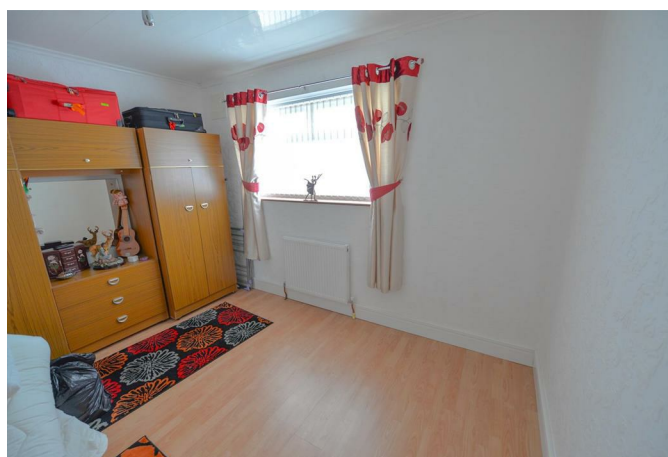
12'1" x 10'9" (3.69 x 3.30)



Sliding door wardrobes, built in cupboard, laminate flooring, radiator, window overlooking the front elevation and PVC cladding to the ceiling.

Bedroom Two

11'9" x 9'9" (3.59 x 2.98)



PVC cladding to the ceiling, built in cupboard, laminate flooring, radiator, window overlooking the rear elevation.

Bedroom Three

9'1" x 8'9" (2.78 x 2.67)



PVC cladding to the ceiling, built in cupboard, laminate flooring, radiator, window overlooking the front elevation.

Family Bathroom

7'10" x 5'5" (2.40 x 1.67)



Paneled bath with an electric shower over, pedestal wash basin, low level WC, tiling to the walls, laminate flooring, double radiator, window overlooking the rear elevation.

External



There is a gated driveway to the front and a low maintenance garden. The rear garden has a raised lawn and a paved patio area.

Garage

23'5" x 8'5" (7.14 x 2.59)

With an electric roller shutter door, power, lighting and an exit to the rear. (The vendor advises that there are double strength foundations to the garage).

Property disclaimer

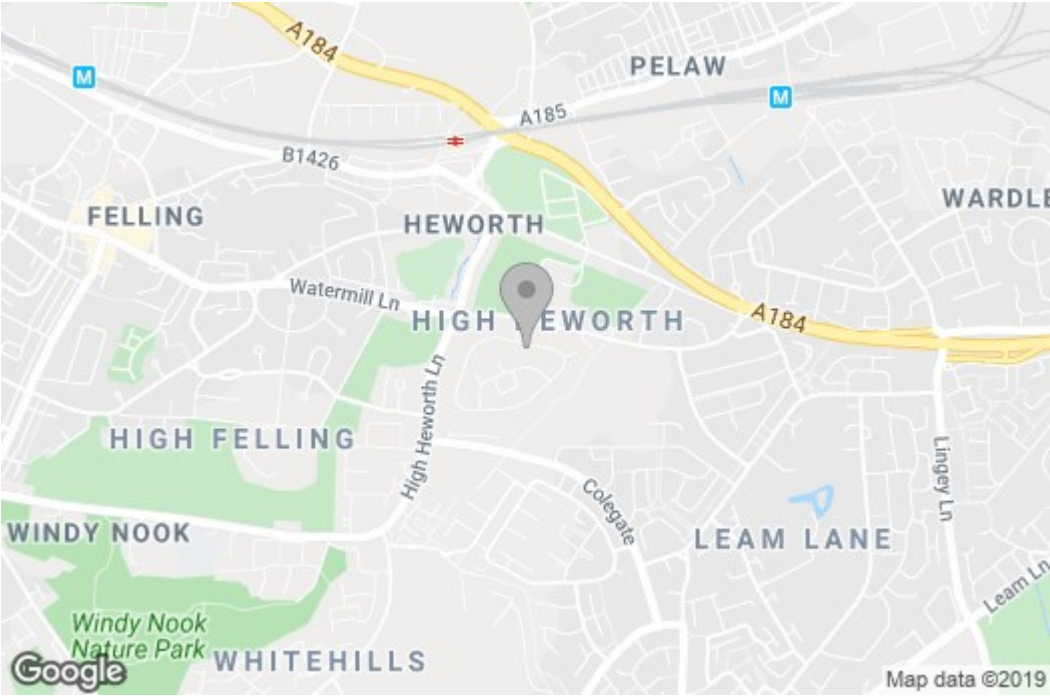
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Tenure

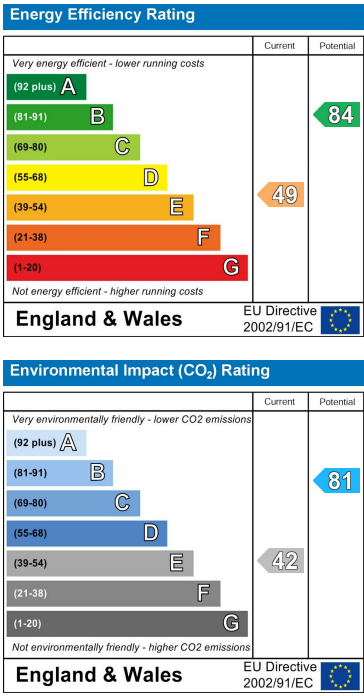
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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