



14 Coniston Gardens, Gateshead, NE9 6XY

Offers Over £189,950

A lovely double fronted semi detached house which has been greatly extended with a double storied extension to the side. The house has double glazing and gas central heating is via radiators and a combi boiler. The accommodation briefly comprises; entrance porch, hallway, lounge, an open plan kitchen with a dining area. Beyond the kitchen there is a utility area which leads through to a ground floor wc. Upstairs there is a landing which opens into three double bedrooms and a bathroom/wc. Externally there is a double driveway to the front providing off road parking. The rear garden is enclosed with patio areas and a lawned section. This home offers great value for money and is sensibly priced to sell quick. An internal viewing is highly recommended.

Entrance porch

Access to the home is via a double glazed door. Double glazed windows are fitted to either side. An internal door opens into the hallway.

Hallway

With a staircase which leads to the first floor accommodation. Internal doors opens into the lounge and the kitchen/dining area.

Lounge

15'3" x 11'4" (4.66 x 3.46)



The lounge is fitted with laminate wood flooring, there is a radiator and a double glazed bay window overlooks the front aspect.

Kitchen / dining area

10'3" x 19'5" (3.14 x 5.94)



The dining area has a radiator and a double glazed window overlooks the front aspect. The kitchen area is fitted with a modern range of floor and wall units with working surfaces. Built in appliances include an electric ceramic hob with an extractor fan fitted above. There is a built in electric oven fitted at waist height. A set of double glazed French doors opens into the rear garden. An opening leads into the utility room.

Utility room

9'11" x 6'10" (3.04 x 2.09)

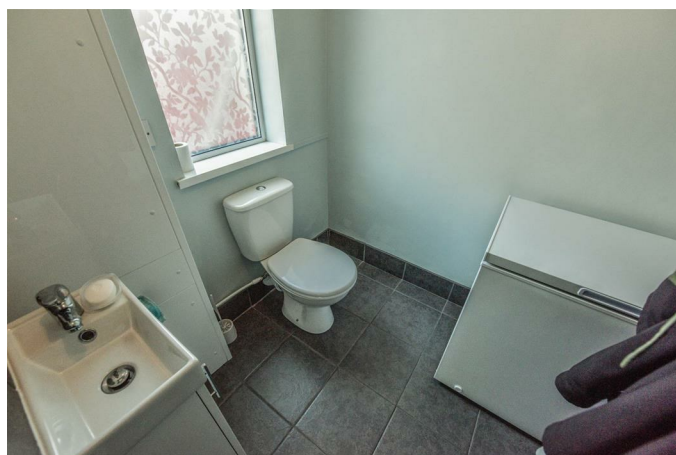


The utility area is also fitted with a range of floor and wall units with working surfaces. There is a sink unit

which is fitted with a mixer tap. Recesses have been provided for a washing machine, dishwasher and a double width fridge freezer unit. A double glazed window overlooks the rear garden. An internal door opens into the ground floor wc.

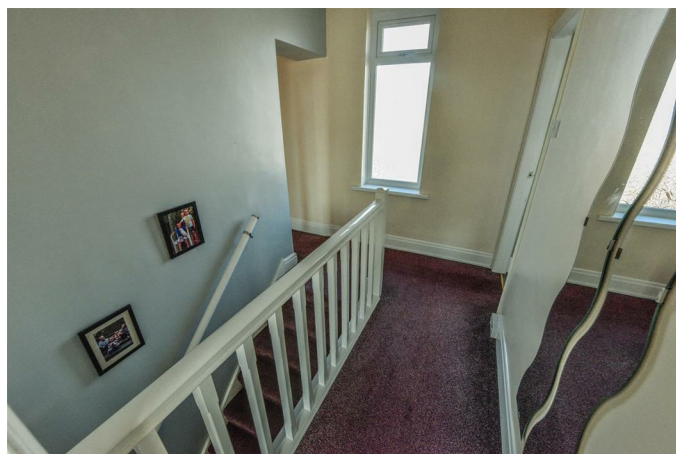
Ground floor wc

6'9" x 5'1" (2.06 x 1.57)



With a low level wc and a wash hand basin. A double glazed window overlooks the rear garden. Wall mounted combi boiler. Tiled floor.

First floor landing



With a spacious landing which opens into all three double bedrooms and the bathroom/wc.

Bedroom one

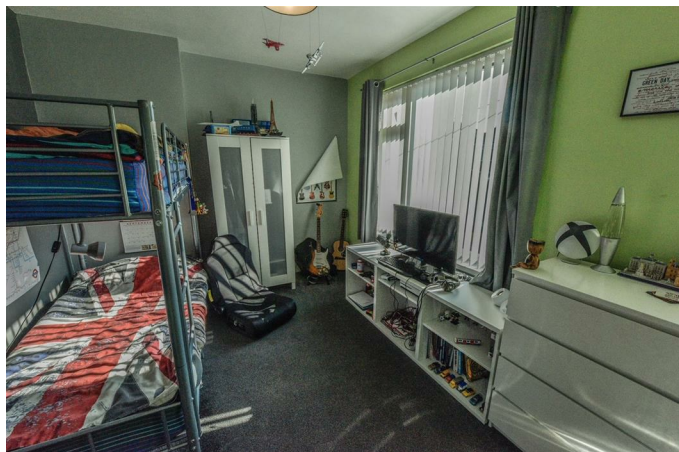
11'6" x 10'5" (3.53 x 3.18)



The master bedroom has a radiator and a double glazed window overlooks the front aspect.

Bedroom two

14'7" x 10'1" (4.46 x 3.08)



The second double bedroom has a radiator and double glazed windows overlooks the front aspect. Bulk head storage cupboard.

Bedroom three

9'4" x 8'1" (2.87 x 2.47)



The third double bedroom has a radiator and a double glazed window overlooks the rear aspect.

Bathroom/wc

8'1" x 7'1" (2.47 x 2.18)



With a white three piece suite which briefly comprises; low level wc, wash hand basin and a panelled bath is fitted with a shower fitted above the bath. There is tiled walls, a radiator and a double glazed window overlooks the rear aspect.

External



At the front of the property there is a paved driveway for two car off road parking. The rear garden is mainly set to lawn with patio area's.

Property disclaimer

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Tenure

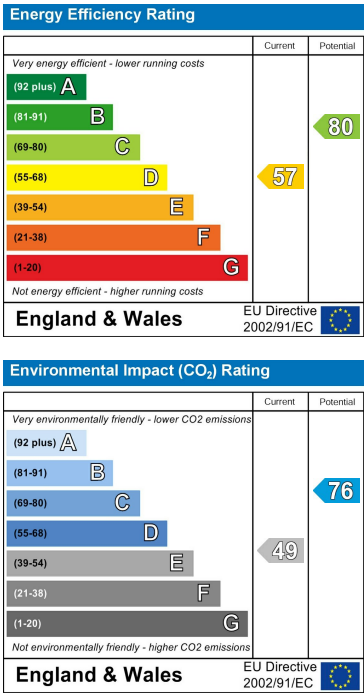
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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