



6 Dovedale Gardens, Gateshead, NE9 6NT

Offers In Excess Of £175,000

Located on one of the most sought after streets on this very popular estate, we are delighted to bring to the market this spacious four bedroom family home which features a south/westerly facing garden to the rear. The house has undergone a major refurbishment and is beautifully appointed throughout. The property is also offered for sale with no chain. The accommodation briefly comprises; entrance lobby, reception hallway, stylish fitted kitchen with built in appliances. The kitchen is open plan with the spacious lounge/through dining area. Beyond the kitchen there is an internal hallway which leads to a useful storage room perfect as a utility area. Upstairs there is a landing which opens into four bedrooms (three double) and a modern family bathroom/wc. The house benefits from Upvc double glazing and gas central heating is via radiators and a combi boiler. The house is sure to appeal to families who are seeking a home which has great access to central Low Fell and is within the catchment area for some excellent, highly regarded schools. Viewing is highly recommended.

Entrance porch

Access to the home is via a set of double glazed patio doors.

Reception hallway

8'8" x 7'8" (2.66 x 2.35)



With a radiator and a staircase leads to the first floor accommodation. There is an under stair storage cupboard and an internal door opens through into the kitchen. Amtico flooring.

Kitchen

10'11" x 9'5" (3.33 x 2.89)



The kitchen is fitted with a stylish range of floor and wall units with working surfaces. A sink unit is fitted with a mixer tap. The kitchen is integrated with built in appliances which includes , a fridge freezer and an electric oven with microwave above. An electric ceramic hob is fitted onto the workbench which also features an undermount rising extractor fan. A wall mounted combi boiler is fitted behind a kitchen cupboard and a double glazed window overlooks the rear garden. An internal door opens into the inner hallway. The flooring is engineered herringbone wood flooring which extends through into the open plan lounge/dining area.

Lounge / dining room

22'6" x 11'11" (6.88 x 3.65)



A stunning open plan room which is dual aspect with double glazed windows which overlook the front garden and an additional double glazed window overlooks the rear garden. The focal point to this room is the lovely log burning stove with hearth and recess. There is a radiator and parquet wood flooring. There is also a space / allocation for a dining area and an opening leads into the kitchen.

Side lobby

External doors opens into the front and rear gardens. An internal door opens into the utility room.

Utility room

With a double glazed window which overlooks the rear garden.

First floor accommodation

With a landing which opens into four bedrooms and the bathroom/wc.

Bedroom one

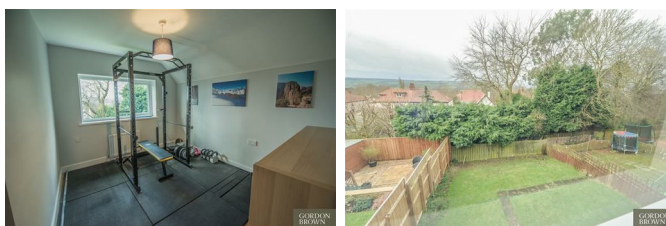
11'11" x 11'0" (3.64 x 3.36)



The master bedroom has a radiator and a double glazed window which overlooks the rear garden.

Bedroom two

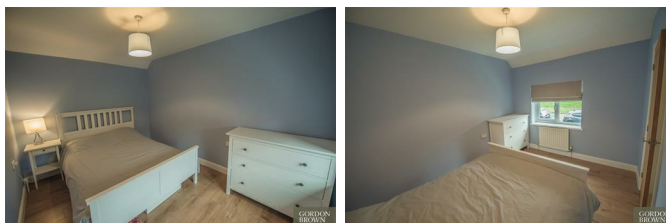
10'11" x 11'2" (3.34 x 3.41)



With a radiator and a double glazed window which overlooks the rear garden.

Bedroom three

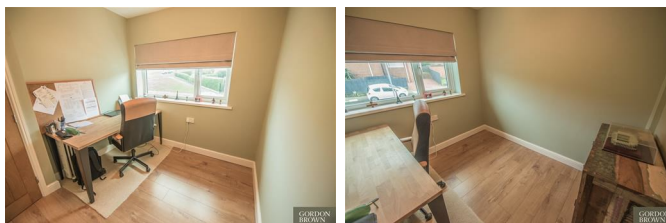
11'10" x 8'11" (3.63 x 2.73)



A double bedroom which has a radiator and a double glazed window which overlooks the front aspect.

Bedroom four

8'9" x 8'0" (2.67 x 2.44)



The fourth bedroom is currently being used as a home office and has a double glazed window which overlooks the front aspect.

Bathroom/wc

7'10" x 5'4" (2.39 x 1.63)



With a modern white three piece which briefly comprises; low level wc, wash hand basin with mixer tap and cupboard fitted below. A panelled bath is fitted with a boiler fed shower fitted above. There is a period style radiator, tiled splash backs and a double glazed window which overlooks the front aspect.

External



With a front lawned garden. The rear garden is also set to lawn with a patio area. The rear garden is south/westerly facing, is mainly set to lawn with a patio area.

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.

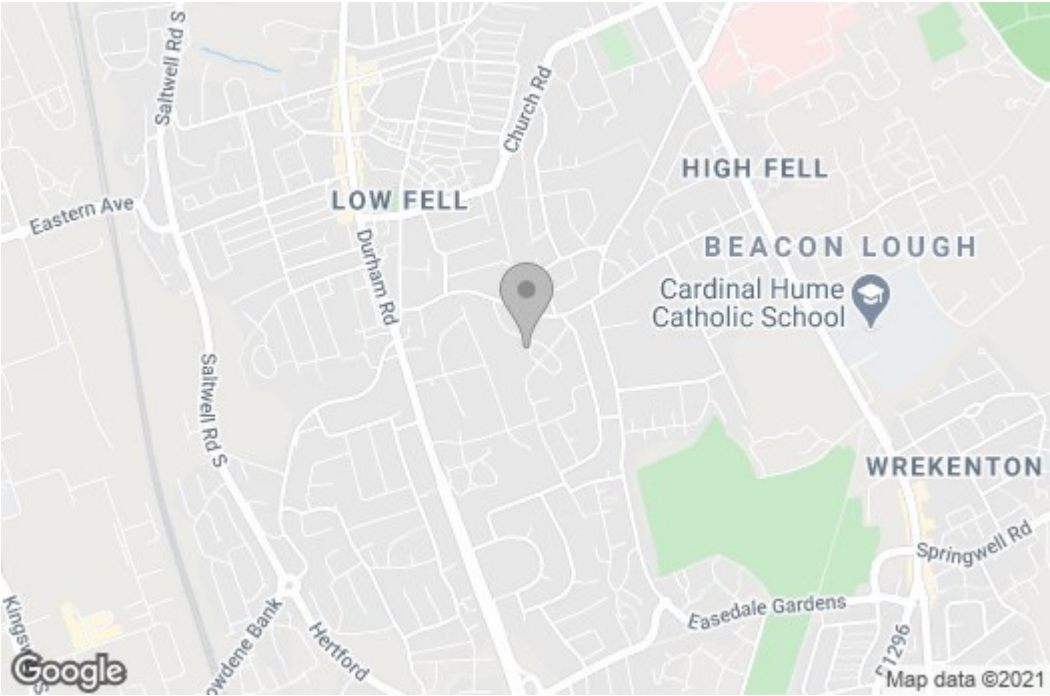
Tenure

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

Area Map



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.

Energy Efficiency Graph

