



## 3 Conway Square, Gateshead, NE9 5EL

£124,950

Situated within this lovely cul de sac setting, we are delighted to bring to the market this larger style 2-bedroom house which is semi detached and features a two-car driveway. The vendor has decorated the house to a lovely standard and has also refitted the kitchen and bathroom in recent years. The accommodation briefly comprises; entrance lobby, spacious lounge, stylish breakfasting kitchen with built in appliances, landing, two double bedrooms and a modern three-piece bathroom/wc. Externally there is a lovely enclosed garden to the rear which is low maintenance and a driveway located at the front. The property is located in the desirable Conway Square which is on the cusp of Low Fell, within walking distance of Saltwell Park, local shops and bus routes. This home is probably one of the best of its style to come to the market in recent months. We have no hesitation in recommending an internal viewing.

### ENTRANCE LOBBY

4'3" x 2'10" (1.31 x 0.87)

Access to the home is via a double glazed door. An internal door opens into the lounge.

### LOUNGE

18'2" x 11'5" (5.56 x 3.50)



With two radiators and a double glazed bow window overlooks the front aspect. The focal point to the lounge is the Adams style fireplace which is fitted with a hearth and recess with a fire fitted inset. An open plan staircase leads to the first floor. A timber glazed door leads through into the breakfasting kitchen.

### BREAKFASTING KITCHEN

11'5" x 8'8" (3.50 x 2.66)



The breakfasting kitchen is fitted with a stylish range of floor and wall units with built in appliances which include a ceramic electric hob with electric fan assisted oven with microwave fitted above. There is an integrated dishwasher and recesses have been provided for a washing machine and a fridge freezer unit. There is a radiator, a double glazed window and a double glazed door opens into the rear garden.

### FIRST FLOOR

With a landing which has internal doors which opens into the bathroom/wc and both double bedrooms.

### BEDROOM ONE

11'6" x 10'2" (3.52 x 3.10)



With a radiator and a double glazed window overlooks the front aspect.

### BEDROOM TWO

8'2" x 11'5" (2.49 x 3.50)



With a radiator and a double glazed window overlooks the rear aspect. Built in storage cupboard.

### BATHROOM/WC

8'3" x 4'4" (2.53 x 1.34)



With a white three piece suite which briefly comprises; wash hand basin with mixer tap and cupboards fitted below. There is a low level wc and a panelled bath is fitted with a glass shower screen with a shower fitted above. The walls are tiled, there is a radiator and a double glazed window overlooks the side aspect. Bulk head storage cupboard.

### EXTERNAL



Two car driveway - At the front of the home there is a brick block paved driveway which provides parking for up to two cars. Located at the rear of the home, there is a low maintenance garden which is decked with gravelled borders and walkways.

### 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

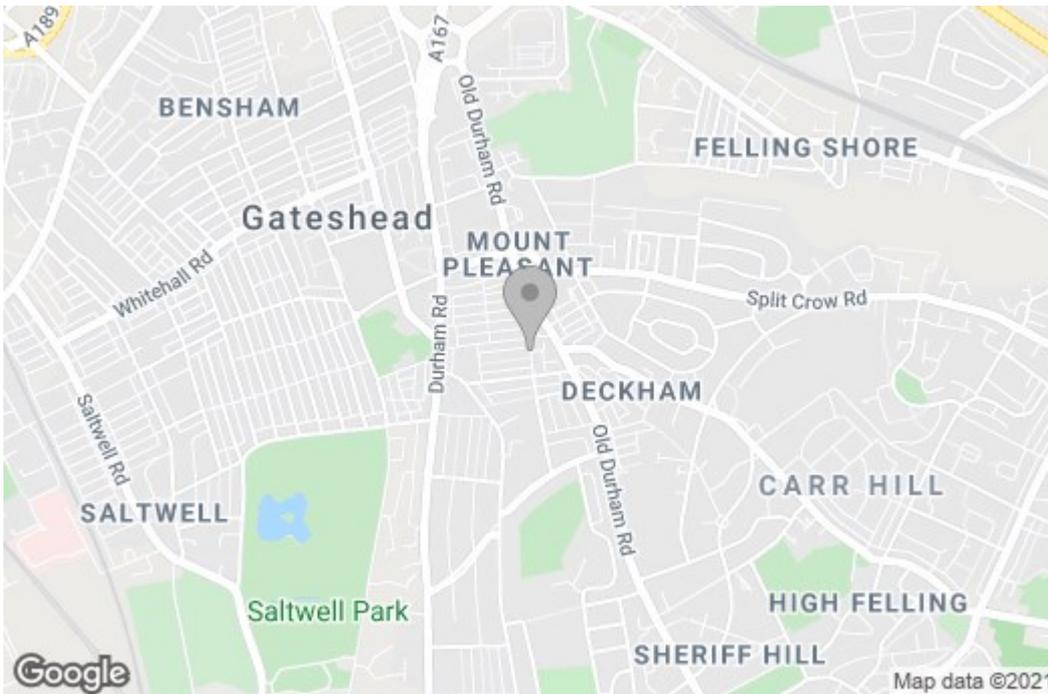
information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

### **Tenure**

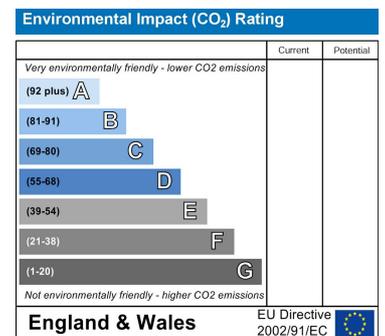
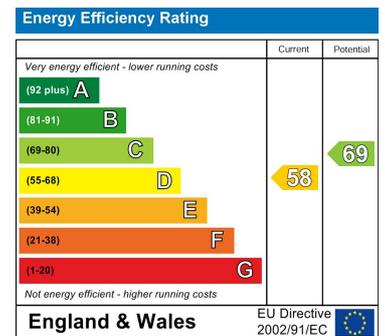
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

# Floor Plan

## Area Map



## 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.