



13 Ravenswood Gardens, Gateshead, NE9 6JR

Offers Over £174,500

Situated within a lovely cul de sac setting, we are delighted to offer for sale this two bedroom semi detached house which features an extended breakfasting kitchen to the rear. The house is certainly going to appeal to a first time buyer and is beautifully appointed throughout. The accommodation briefly comprises; entrance porch, reception hallway, lounge with bay window, and an extended breakfasting kitchen. Upstairs there is a landing which opens into two double bedrooms and a stunning period style bathroom/wc. Gardens are located to both sides. Off road parking is available with a driveway which also leads to the detached garage which may be perfect for storage. This home is beautifully appointed and we have no hesitation in recommending an internal viewing.

ENTRANCE PORCH

Access to the home is via a double glazed door. Additional double glazed windows overlooks the front aspect. An internal door opens through into the hallway.

HALLWAY



The hallway has a radiator and lovely oak wood flooring. Internal doors opens into the lounge and the breakfasting kitchen.

LOUNGE

11'10" x 13'3" (3.62 x 4.06)



With a double glazed bay window which overlooks the front aspect. There is oak wood flooring and coving is fitted to the ceiling.

KITCHEN / BREAKFAST ROOM

18'0" x 11'3" (5.51 x 3.43)



The breakfasting area has been extended from the original structure. There is a range of floor and wall units which is fitted with a mixer tap and single drainer. Built in appliances include a gas hob, with an electric oven fitted below. An extractor fan is fitted directly above. Recesses have been provided for a washing machine and a dishwasher. The floor and splash backs are tiled, there is a radiator and a double glazed door opens into the rear garden.

FIRST FLOOR

BEDROOM ONE

12'11" x 11'1" (3.96 x 3.39)



With a radiator and storage cupboard. A double glazed window overlooks the front street and there is a range of fitted wardrobes with sliding doors.

BEDROOM TWO

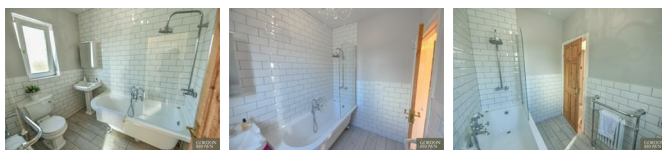
9'8" x 9'3" (2.95 x 2.84)



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

BATHROOM/WC

8'1" x 5'10" (2.48 x 1.79)



With a white three piece suite which briefly comprises, low level wc, wash hand basin and a free standing bath which is fitted with a glass shower screen and Victorian style overhead shower and mixer tap. The floor and splash backs are tiled. There is a period style towel radiator and a double glazed window overlooks the side aspect.

EXTERNAL



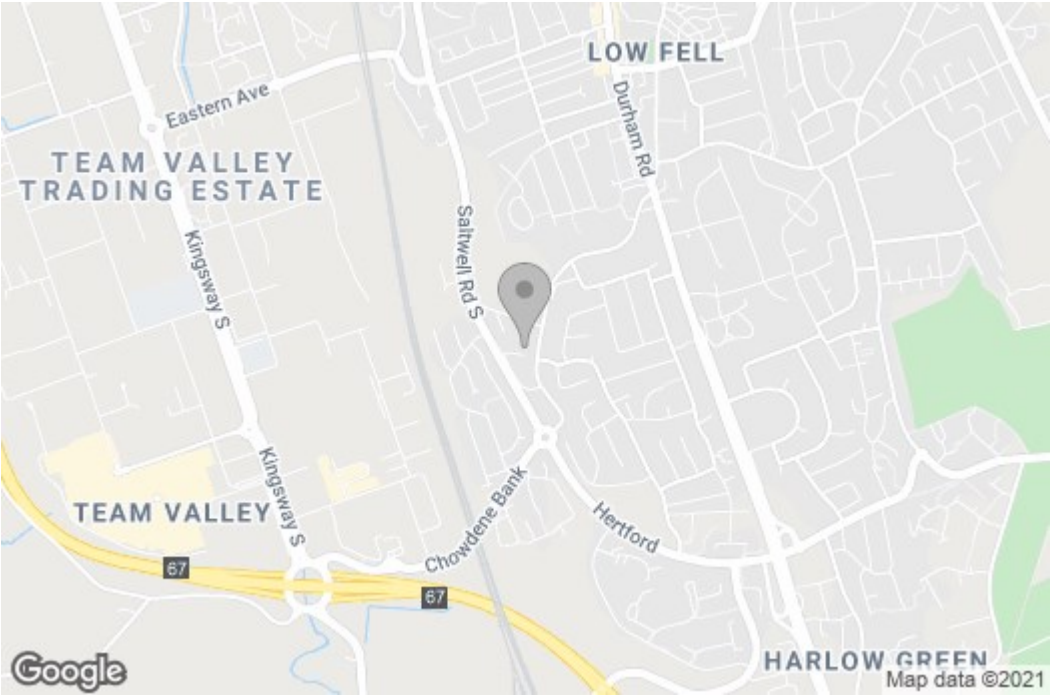
At the front there is a garden area and a long driveway. The rear garden is decked for low maintenance.

GARAGE

With power and lighting installed m. Access to the garage is via an up and over door.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

