



25 Sunderland Road Villas, Gateshead, NE10 8HB

£309,950

Welcome to Sunderland Road Villas, a stunning semi-detached property located in the highly desirable area of Heworth. This tastefully decorated and beautifully presented property offers spacious and versatile accommodation, making it the perfect family home. On entering the property, you will find a welcoming reception hallway that leads to a spacious lounge, which benefits from bespoke fitted units that add to the charm and character of the room. Moving on, you will find an open-plan kitchen diner that is perfect for entertaining guests or enjoying family meals. The central island provides plenty of workspace, and the French doors leading onto the rear garden flood the room with natural light. On the first floor, you will find the master bedroom, which is a generous size and there are two further good-sized bedrooms, one of which comes with fitted furniture, providing ample storage space. The four-piece bathroom suite is tastefully designed and features modern fittings. Outside, the property boasts a fabulous private rear garden that is perfect for enjoying the sunshine or hosting BBQs. The low-maintenance front garden features a driveway and a single garage, providing ample parking space. Overall, Sunderland Road Villas is a fantastic property that offers spacious and versatile accommodation in a highly sought-after area. With its stunning interiors, fabulous rear garden and modern amenities, this property is perfect for families looking for their forever home. The property is located close to good local amenities and transport links, making it ideal for those who need to commute or access local facilities.

ENTRANCE PORCH

RECEPTION HALLWAY

12'1" x 7'4" (3.70 x 2.24)



LOUNGE

15'8" x 15'6" (4.78 x 4.73)



ADDITIONAL PHOTO



OPEN PLAN KITCHEN WITH DINING AREA

23'7" x 12'9" (7.21 x 3.91)



ADDITIONAL PHOTO

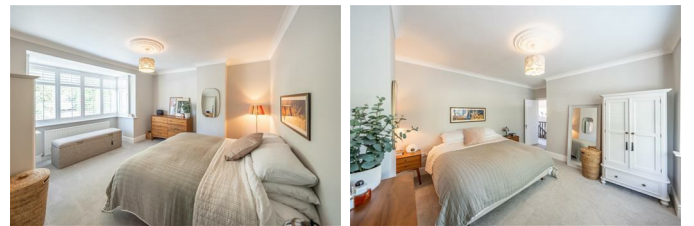


FIRST FLOOR LANDING



BEDROOM ONE

12'7" x 15'1" (3.85 x 4.61)



ADDITIONAL PHOTO



BEDROOM TWO

14'0" x 12'8" (4.29 x 3.87)



BEDROOM THREE

8'2" x 10'0" (2.49 x 3.06)



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.

BATHROOM/WC

9'11" x 6'5" (3.04 x 1.98)



GARAGE

EXTERNAL



ADDITIONAL PHOTO



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

Floor Plan

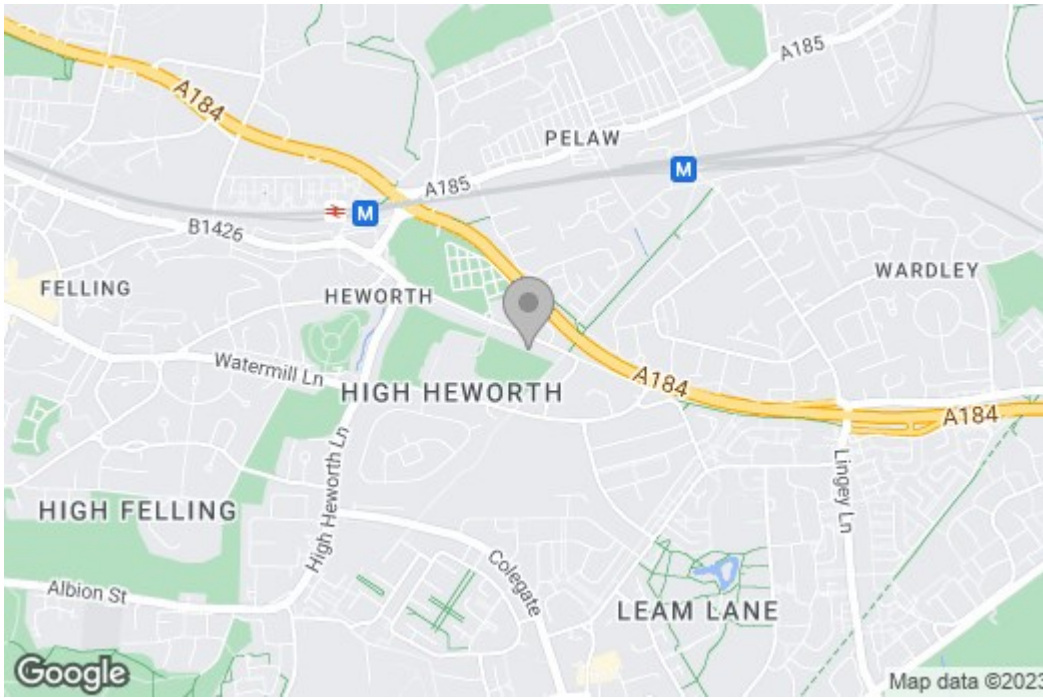
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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.