



20 Dryden Road, Gateshead, NE9 5HQ

Offers Over £315,000

This charming 1930's terraced home is nestled in the heart of Low Fell, offering a blend of classic features and modern comforts. As you step into the property, you are welcomed by a spacious reception hallway that sets the tone for the rest of the home. The lounge is a cozy retreat with a bay window that fills the room with natural light and showcases a striking feature fire surround with a gas fire, perfect for chilly evenings. The stylish kitchen seamlessly opens onto a dining room, complete with another feature fireplace, creating a warm and inviting space for family gatherings. French doors lead out to the rear town-style garden, a rare find in this area, providing a private outdoor oasis. Convenience is key with a ground floor shower room that also includes utility space, offering practicality and functionality. Upstairs, you will find three bedrooms, with the master bedroom boasting a bay window for added character and charm. The spacious four-piece bathroom exudes luxury with a freestanding bath and a separate shower enclosure. Additionally, the property features a garage at the rear, offering off-street parking, an asset in this bustling neighborhood. Situated in a prime location, this home is ideal for families with its proximity to schools and convenient commuting options, making it a haven for those seeking a perfect balance of comfort, style, and practicality in the heart of Low Fell. An internal viewing is essential to fully appreciate the standard of accommodation on offer here in this lovely home.

RECEPTION HALLWAY



LOUNGE

17'2" x 15'4" into bay (5.25 x 4.69 into bay)



KITCHEN/DINING ROOM

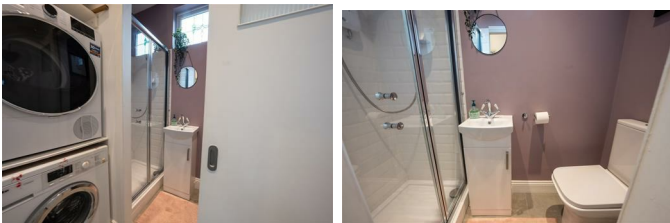
20'11" x 20'2" max measure (6.38m x 6.15m max measure)



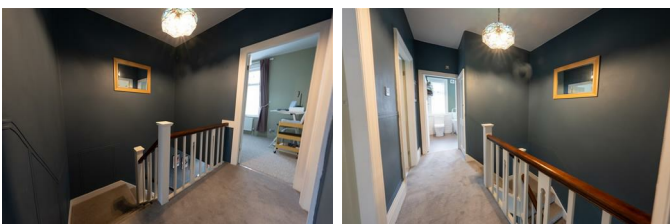
KITCHEN AREA



GROUND FLOOR SHOWER ROOM AND UTILITY



ACCOMMODATION FIRST FLOOR



BEDROOM ONE

14'4" x 11'10" (4.37 x 3.61)



BEDROOM TWO

14'0" x 11'10" (4.27 x 3.61)

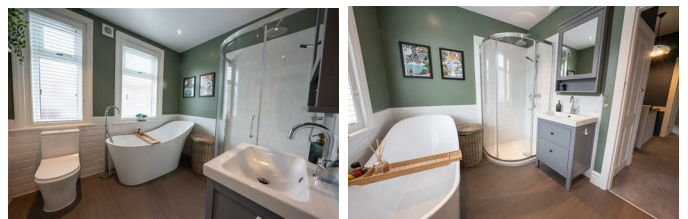


BEDROOM THREE

9'7" x 8'6" (2.93 x 2.60)



FAMILY BATHROOM / W.C.



EXTERNAL



GARAGE

Property disclaimer

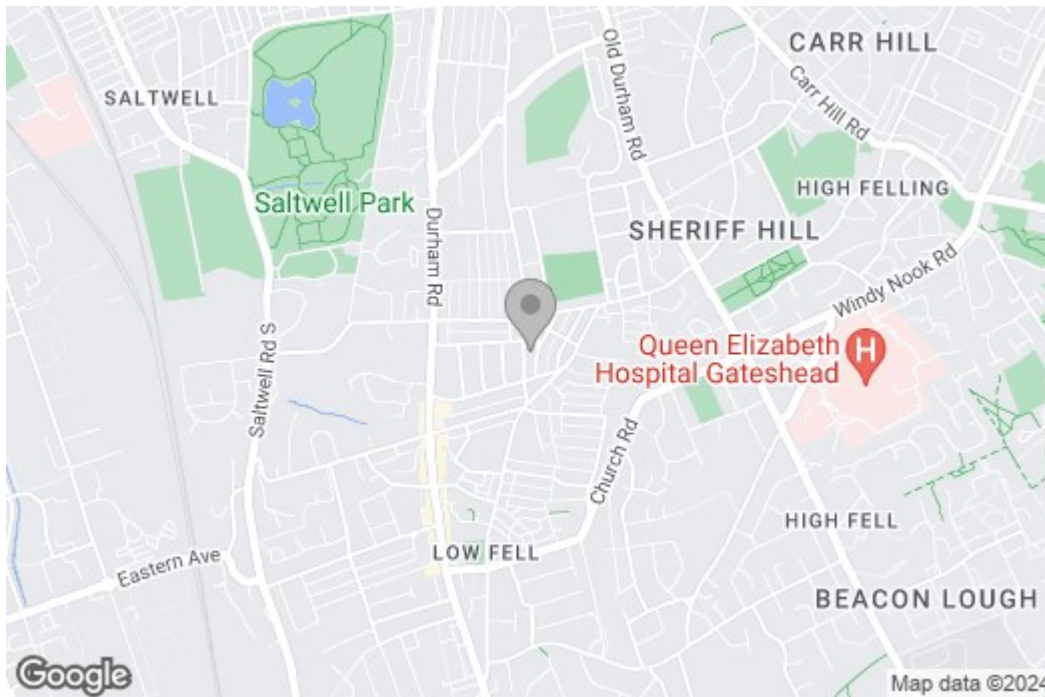
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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

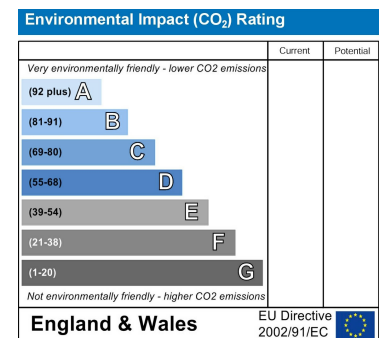
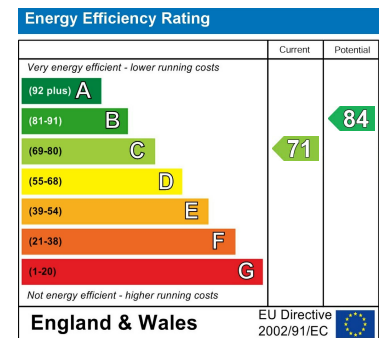
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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.