

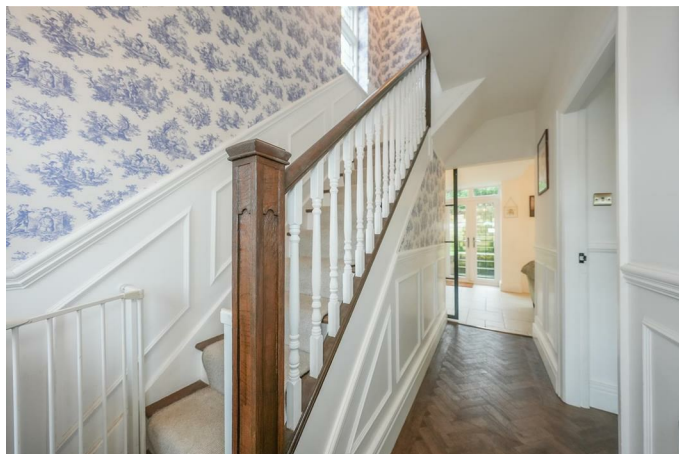


## 13 Grantham Drive, Gateshead, NE9 6HQ

Offers Over £239,950

Nestled in the charming area of Low Fell, Grantham Drive presents a stunning semi-detached home that is perfect for those seeking comfort and style. This delightful property boasts two spacious reception rooms, providing ample space for relaxation and entertainment. The formal lounge, adorned with a Built in multi fuel stove creates a warm and inviting atmosphere, ideal for unwinding after a long day. At the rear of the house, you will find an open plan kitchen, dining, and family room that is both modern and functional. The feature island serves as a focal point and provides seating, while the French doors seamlessly connect the indoor space to the private rear garden, allowing for a delightful flow of natural light and fresh air. The first floor is home to two generously sized double bedrooms, one of which is equipped with fitted wardrobes, offering plenty of storage. The family bathroom is well-appointed, featuring a W.C. and all the necessary amenities for your convenience. Noteworthy features of this property include elegant LVT oak herringbone flooring throughout the ground floor, adding a touch of sophistication, and internal Crittall style doors and Column radiators that enhance the home's character. Outside, the property benefits from a private rear garden, perfect for outdoor activities or simply enjoying the sunshine. Additionally, there is parking available for two vehicles, along with a garage for extra storage or secure parking. This semi-detached home on Grantham Drive is a true gem, combining modern living with classic charm in a sought-after location. It is an ideal choice for families or professionals looking for a comfortable and stylish residence.

## ENTRANCE HALLWAY



## LIVING ROOM

13'0" x 11'3" (3.97m x 3.45m)



## SITTING ROOM/DINING KITCHEN

15'3" x 14'2" (4.65m x 4.32m)

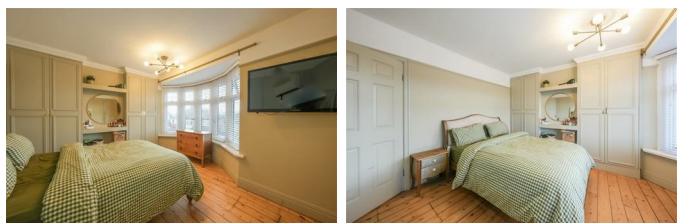


## FIRST FLOOR LANDING



## BEDROOM ONE

13'3" x 12'10" (4.04m x 3.92m)



## BEDROOM TWO

12'0" x 10'5" (3.68m x 3.19m)



## BATHROOM

8'3" x 7'2" (2.54m x 2.20m)



## EXTERNAL



## GARAGE

13'11" x 9'10" (4.25m x 3.01m)

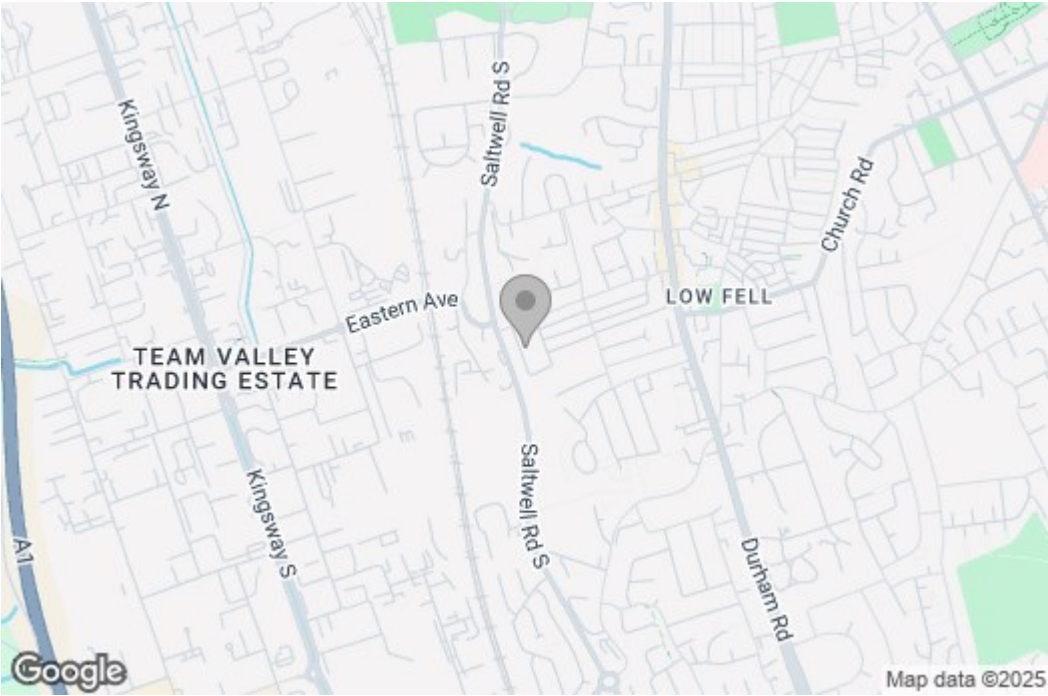
## Property disclaimer

**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.

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

