



13 Wirralshir, Gateshead, NE10 8HT

£129,950

Located on Wirralshir, this spacious double fronted semi-detached house offers a delightful family living experience. The property is well presented throughout, ensuring a warm and inviting atmosphere from the moment you step inside. Upon entering, you are greeted by a welcoming entrance hallway that leads to a comfortable lounge, complete with a living flame effect fire, perfect for cosy evenings. The lounge features patio doors that open into a bright conservatory, which in turn has French doors leading to a lovely rear sun terrace, ideal for enjoying the outdoors. The dining kitchen is well-equipped, providing ample space for family meals and entertaining guests. Moving to the first floor, you will find a well-appointed landing that leads to the main bedroom, which boasts built-in storage for your convenience. Additionally, there are two further good-sized bedrooms, both featuring fitted and built-in storage, ensuring plenty of space for all your belongings. The family bathroom is fitted with a four-piece suite, offering both functionality and comfort. Outside, the property benefits from a garden to the front, a gated driveway for secure parking, a rear garden with patio areas and a gravelled side garden, providing a perfect space for outdoor activities or relaxation. This semi-detached house is a wonderful family home that combines space, comfort, and a lovely setting. Viewings are highly recommended to fully appreciate all that this property has to offer.

ENTRANCE HALLWAY

LIVING ROOM

17'11" x 11'6" (5.48m x 3.52m)



CONSERVATORY

9'8" x 8'9" (2.96m x 2.67m)



DINING KITCHEN

18'8" red to 11'3" x 12'5" red to 6'2" (5.71m red to 3.45m x 3.79m red to 1.89m)



FIRST FLOOR LANDING

BEDROOM ONE

12'1" x 9'2" (3.69m x 2.81m)



BEDROOM TWO

11'7" x 11'1" exc door recess (3.55m x 3.39m exc door recess)



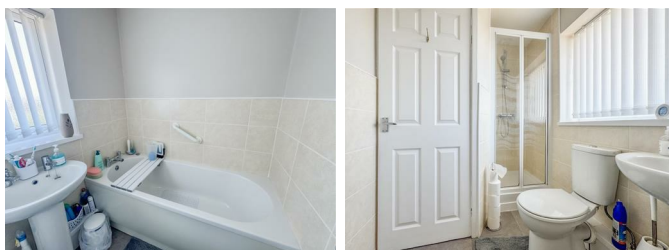
BEDROOM THREE

12'1" x 7'0" (3.69m x 2.14m)



BATHROOM

9'10" into shower x 5'6" (3.01m into shower x 1.70m)



EXTERNAL



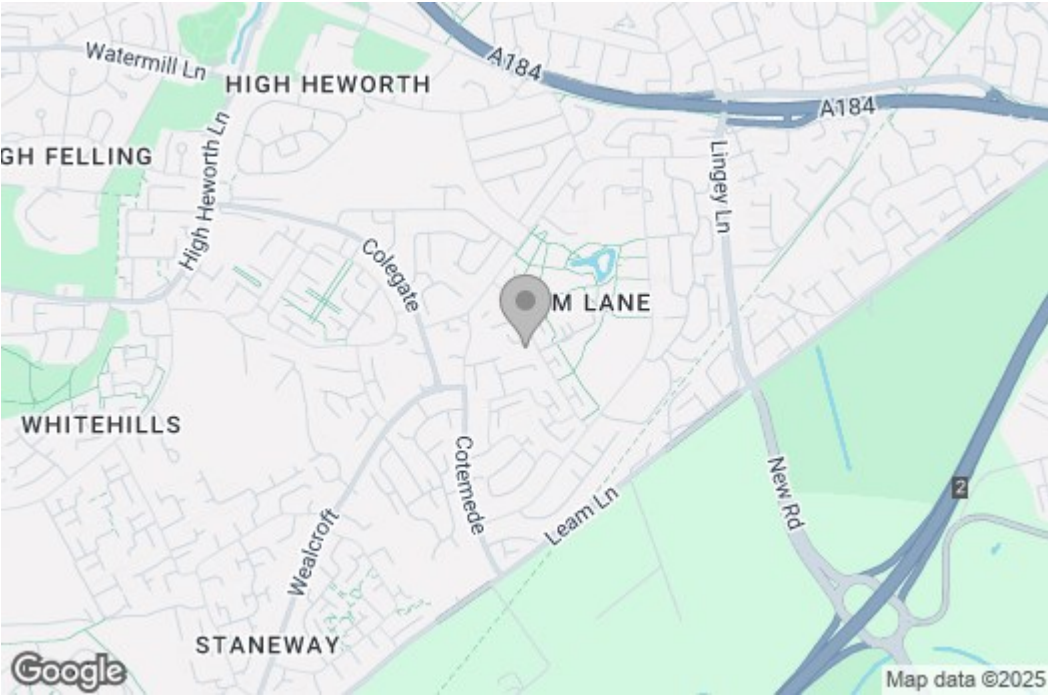
Property disclaimer

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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 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

