

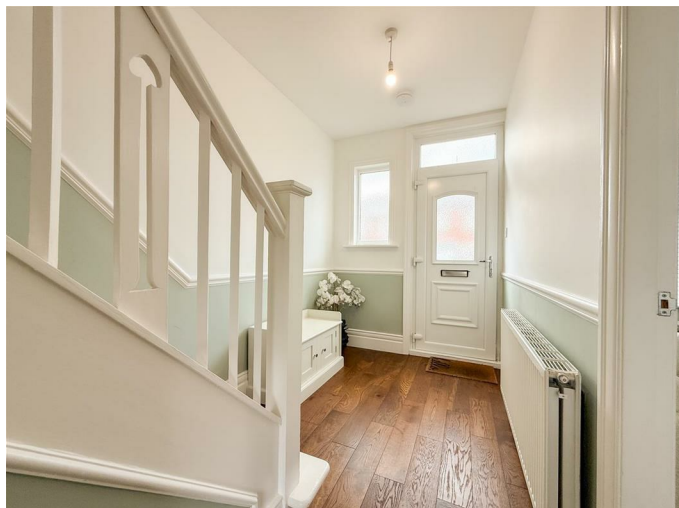


24 Holyoake Gardens, Gateshead, NE9 5DT

£194,950

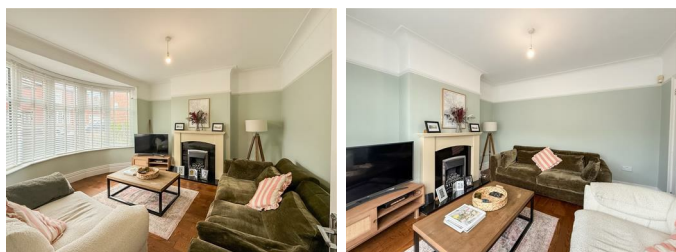
Located in the popular area of Low Fell, Holyoake Gardens presents a charming terraced house that is both well-presented and spacious. This delightful property boasts an inviting entrance hallway adorned with engineered wooden flooring, leading into a comfortable living room. The living area features a striking fireplace and a bay window that offers a lovely view of the front garden, creating a warm and welcoming atmosphere. The heart of the home is undoubtedly the dining kitchen, which has been thoughtfully refurbished by the current vendors. It showcases elegant Quartz work surfaces and comes equipped with modern integrated appliances, including a dishwasher and a fridge/freezer. Adjacent to the kitchen, a rear porch/utility area with French doors opens onto a delightful patio, perfect for enjoying al fresco dining or simply relaxing in the fresh air. On the first floor, you will find two generously sized double bedrooms, alongside a third bedroom that is currently utilised as a home office and dressing room, complete with fitted floor-to-ceiling wardrobes. The bathroom is conveniently located on this level, providing all the necessary amenities. The property is complemented by gardens both at the front and rear, offering a pleasant outdoor space. Additionally, there is a garage at the rear, currently used for storage, providing extra convenience. This lovely terraced house in Holyoake Gardens is a fantastic opportunity for those seeking a comfortable family home in a popular location. Viewings are highly recommended to fully appreciate the charm and potential of this property.

ENTRANCE HALLWAY



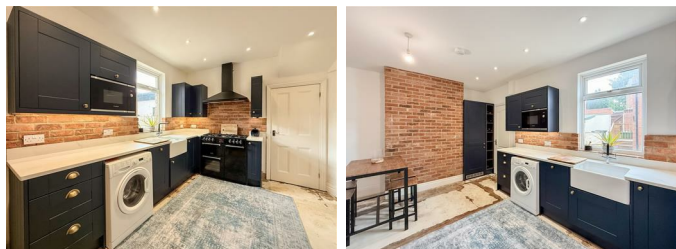
LIVING ROOM

14'0" into bay x 12'4" into alcoves (4.29m into bay x 3.78m into alcoves)



DINING KITCHEN

16'0" x 10'6" (4.88m x 3.22m)



UTILITY ROOM

6'8" x 5'2" (2.04m x 1.59m)

FIRST FLOOR LANDING

BEDROOM ONE

12'4" x 10'7" (3.78m x 3.25m)



BEDROOM TWO

10'7" x 9'9" (3.25m x 2.98m)



BEDROOM THREE/DRESSING ROOM

8'6" x 5'11" (2.61m x 1.81m)



BATHROOM

7'10" x 6'5" (2.39m x 1.97m)



EXTERNAL



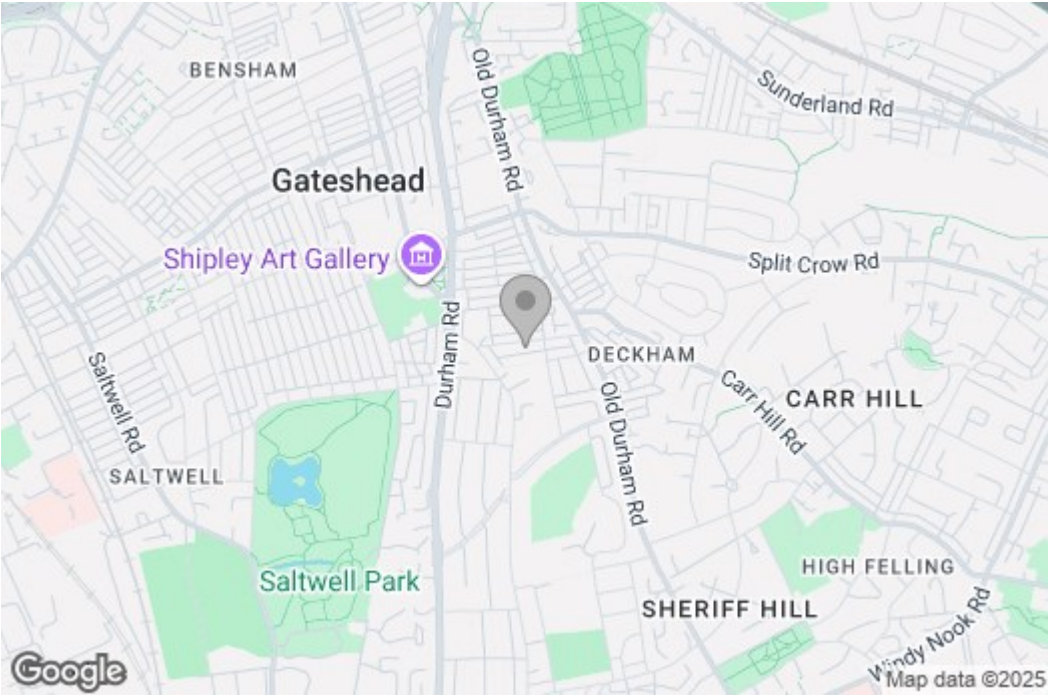
GARAGE CURRENTLY USED FOR STORAGE

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

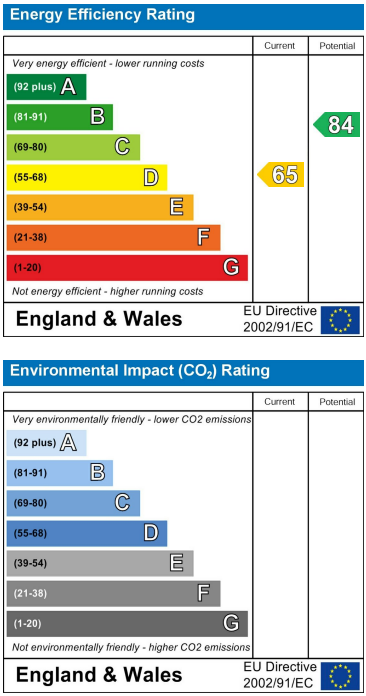
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

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Energy Efficiency Graph



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