



## 25 Laburnum Avenue, Gateshead, NE10 8HH

Offers Over £165,000

Located in the desirable Laburnum Avenue, this charming semi-detached dormer bungalow presents an excellent opportunity for those seeking spacious and versatile living. The property boasts three well-proportioned bedrooms and a well-appointed bathroom, making it ideal for families or those looking to downsize without compromising on space. Upon entering, you are greeted by a welcoming hallway that leads to a generous living and dining room, measuring over eight metres in length. This inviting space features a delightful fireplace and double doors that open into a bright conservatory, perfect for enjoying the garden views throughout the seasons. The kitchen is functional and provides ample room for culinary pursuits. The first floor landing leads to the main bedroom, which is equipped with fitted wardrobes and benefits from dual aspect windows, allowing natural light to flood the room. A further bedroom on this level offers flexible options for use, whether as a guest room, study, or playroom. Externally, the property is complemented by a double garage with power and lighting, providing excellent storage or workshop potential. The gardens, both front and rear, are beautifully maintained with mature borders and palm trees, creating a tranquil outdoor space. A paved pathway and an outhouse to the side add to the practicality of this lovely home. With parking available, this bungalow is not only spacious but also conveniently located. Viewings are essential to fully appreciate the potential and charm this property has to offer. Don't miss the chance to make this delightful bungalow your new home.



### ENTRANCE HALLWAY

18'2" x 5'11" (5.56m x 1.81)



### LIVING/DINING ROOM

26'11" x 10'4" (8.22m x 3.17m)



### KITCHEN

13'3" x 7'10" (4.04m x 2.40m)



### CONSERVATORY

9'8" x 6'9" (2.95m x 2.07m)



### BEDROOM THREE

9'10" x 6'11" (3.02m x 2.11m)



### GROUND FLOOR BATHROOM

7'4" x 6'3" (2.25m x 1.93m)



### FIRST FLOOR LANDING

#### BEDROOM ONE

19'7" x 10'5" (5.98m x 3.18m)



## BEDROOM TWO

12'7" extd to 16'3" x 9'10" (3.85m extd to 4.96m x 3.00m)



## EXTERNAL



## GARAGE

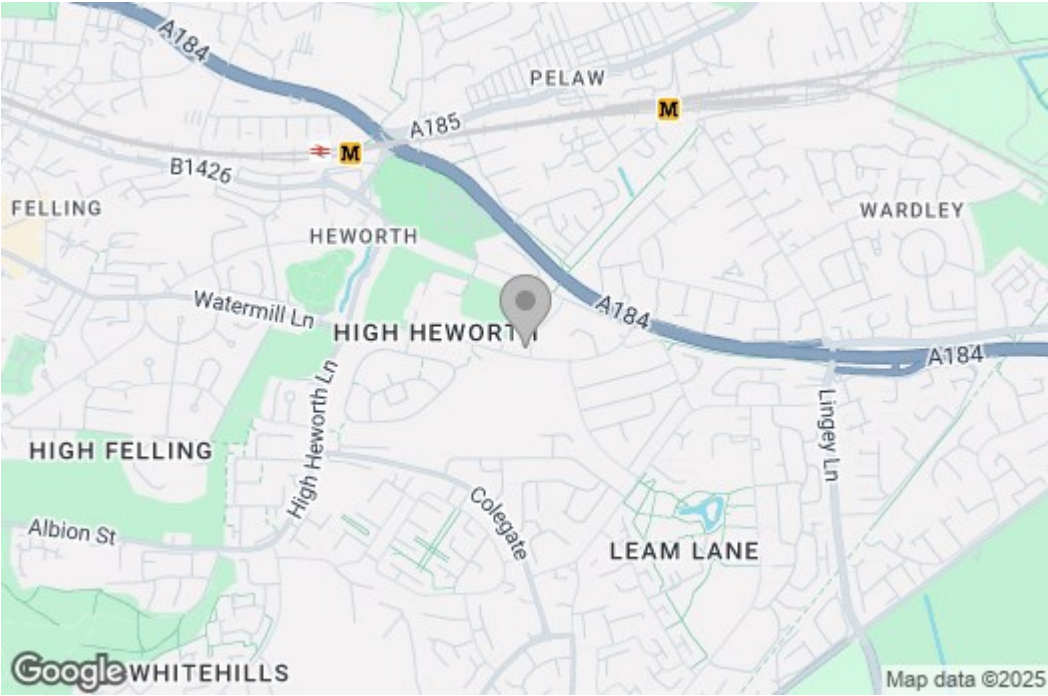
25'7" x 15'1" (7.80m x 4.60m)

### Property disclaimer

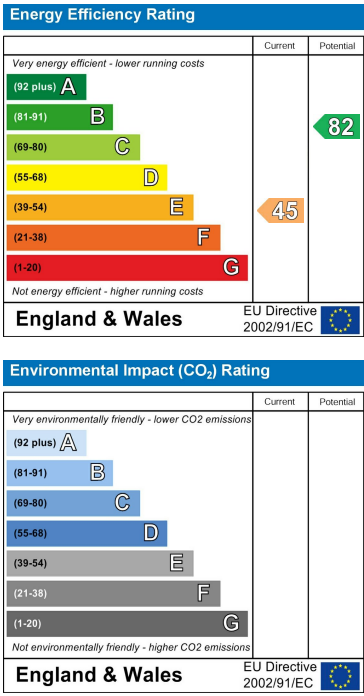
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Floor Plan

Area Map



Energy Efficiency Graph



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