GORDON BROWN









88, Chevington, Gateshead, NE10 8SB

£120,000

Immaculately presented semi detached house located in a cul-de-sac setting within this popular area of Leam Lane. The property is warmed via gas central heating and has the benefit of uPVC double glazing. Accommodation comprises of an entrance hallway with a tiled floor, living room with a multi fuel burning stove, and French doors opening onto the rear garden. Kitchen with an integrated oven. The first floor landing provides access into the main bedroom with built in wardrobes, one further bedroom also with built in wardrobes. Family bathroom completes this floor. There is a garden to the front and a tiered garden to the rear with vegetable plots, shed and greenhouse. Viewings are highly recommended to appreciate this delightful home.

ENTRANCE HALLWAY





LIVING/DINING ROOM

18'8" x 10'2" (5.71m x 3.11m)





KITCHEN

11'4" x 8'6" (3.47m x 2.60m)





FIRST FLOOR LANDING

MASTER BEDROOM

14'0" x (4.29m x)





BEDROOM TWO

11'5" x 9'6" (3.50m x 2.92m)





BATHROOM

7'5" x 5'6" (2.28m x 1.70m)





EXTERNAL





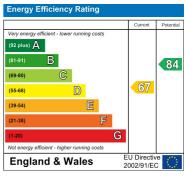
Property disclaimer

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.

Area Map

HIGH FELLING Albion St LEAM LANE LEAM LANE WHITEHILLS STANEWAY LEAMTLIN STANEWAY BLACK HILL Encorpt Map data ©2025 Engla Map data ©2025 Engla

Energy Efficiency Graph



Environmental impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions	1	
	U Directiv	

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