



## 16 Festival Way, Gateshead, NE11 9QU

Offers Over £199,950

Fully refurbished link detached bungalow, situated on Festival Way. Boasting spacious accommodation throughout, this property exudes warmth and character from the moment you step inside. With two inviting bedrooms, the main bedroom complete with built-in wardrobes, this bungalow provides a comfortable living space for a small family or those seeking a tranquil retreat.

The superb dining kitchen, with an integrated oven and hob, offers access to the rear patio, presenting the perfect setting for hosting gatherings or enjoying a meal overlooking the private garden. The bathroom provides a functional space. Outside, the property impresses with a driveway and garden to the front, along with a garage for convenient parking and storage. The rear garden, a secluded oasis, features a westerly facing patio, a lush lawn, and a charming greenhouse, ideal for cultivating your own green haven. Viewings are essential to appreciate this delightful home.



## ENTRANCE HALLWAY

## LIVING ROOM

14'2" x 13'1" (4.32m x 3.99m)



## DINING KITCHEN

13'8" x 7'10" (4.18m x 2.40m)



## MAIN BEDROOM

15'0" to robes x 8'8" (4.58m to robes x 2.65m)



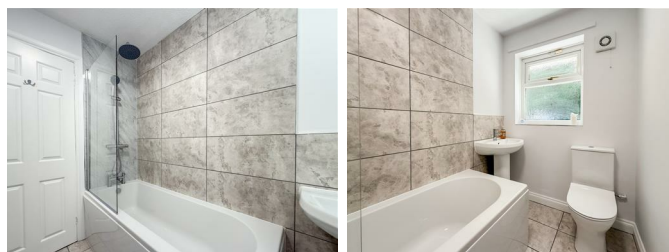
## BEDROOM TWO

10'9" x 8'8" (3.28m x 2.65m)

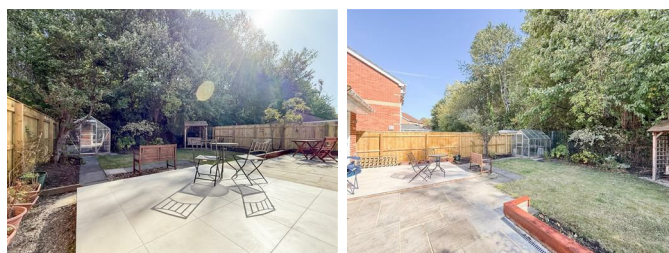


## BATHROOM

7'9" x 4'10" (2.37m x 1.49m)



## EXTERNAL



## GARAGE

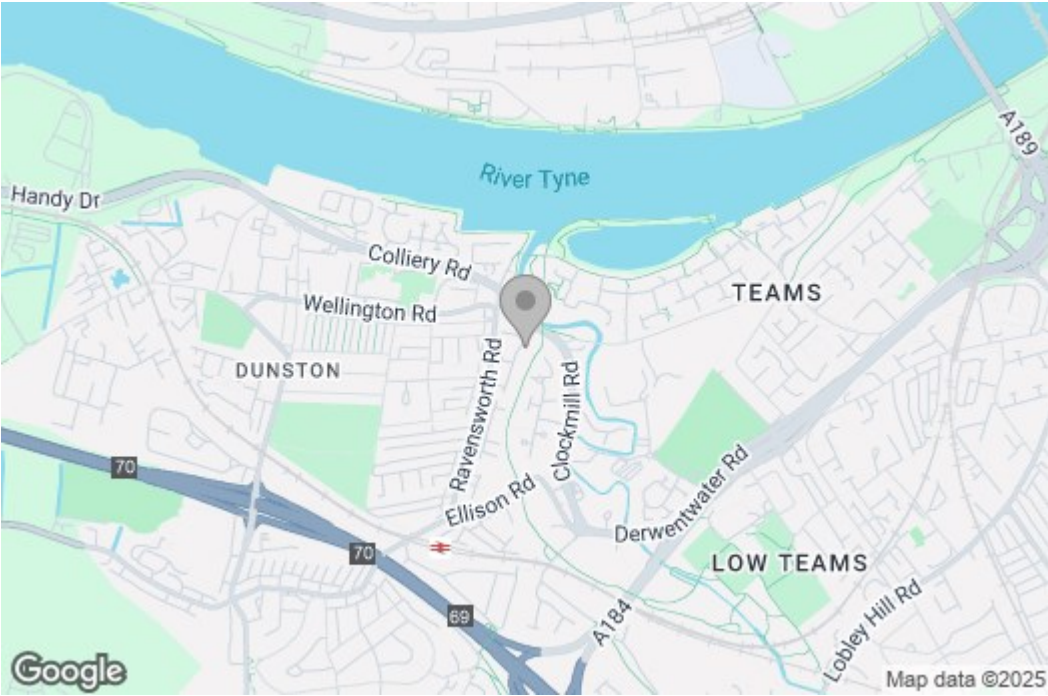
18'3" x 8'9" (5.57m x 2.67m)

### 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.

Energy Efficiency Graph

