



9 Ellerton Way, Gateshead, NE10 9TF

Offers Over £150,000

Nestled in the tranquil cul-de-sac of Ellerton Way, Gateshead, this well-presented two-bedroom semi-detached home offers a delightful blend of modern living and comfort. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious lounge, perfect for relaxation and entertaining. The modern kitchen is thoughtfully designed, providing a stylish space, an adjoining conservatory offers a lovely view of the garden, creating a seamless connection between indoor and outdoor living. Upstairs, you will find two bedrooms, each designed to provide a peaceful retreat. The modern bathroom/w.c is equipped with contemporary fixtures, ensuring convenience and style. Externally, the property boasts a charming garden to the rear, ideal for enjoying sunny afternoons or hosting gatherings. The front of the house features a drive and garage, providing ample parking and storage options. Situated in a pleasant estate, this home is conveniently located close to both Gateshead and Newcastle, making it an excellent choice for those seeking easy access to urban amenities while enjoying the peace of a residential area. This property is perfect for first-time buyers or small families looking for a modern home in a desirable location. Don't miss the opportunity to make this lovely house your new home.

ENTRANCE PORCH

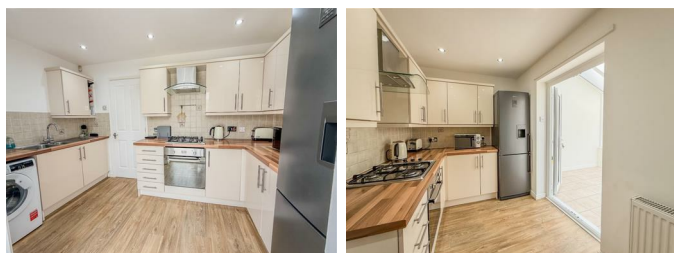
LOUNGE

17'8" x 12'0" (5.41 x 3.66)



KITCHEN

11'10" x 6'10" (3.62 x 2.09)



CONSERVATORY

9'10" x 8'7" (3.00 x 2.63)



ACCOMMODATION FIRST FLOOR



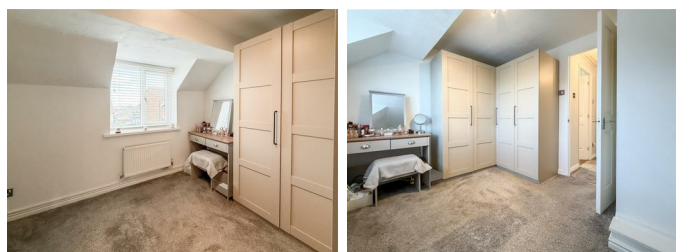
BEDROOM ONE

12'0" x 9'6" (3.66 x 2.90)

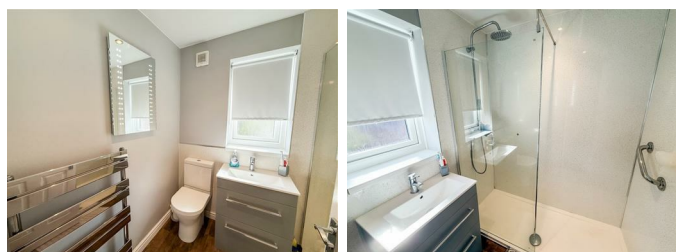


BEDROOM TWO

11'11" x 8'9" (3.65 x 2.68)



BATHROOM/ W.C.



EXTERNAL

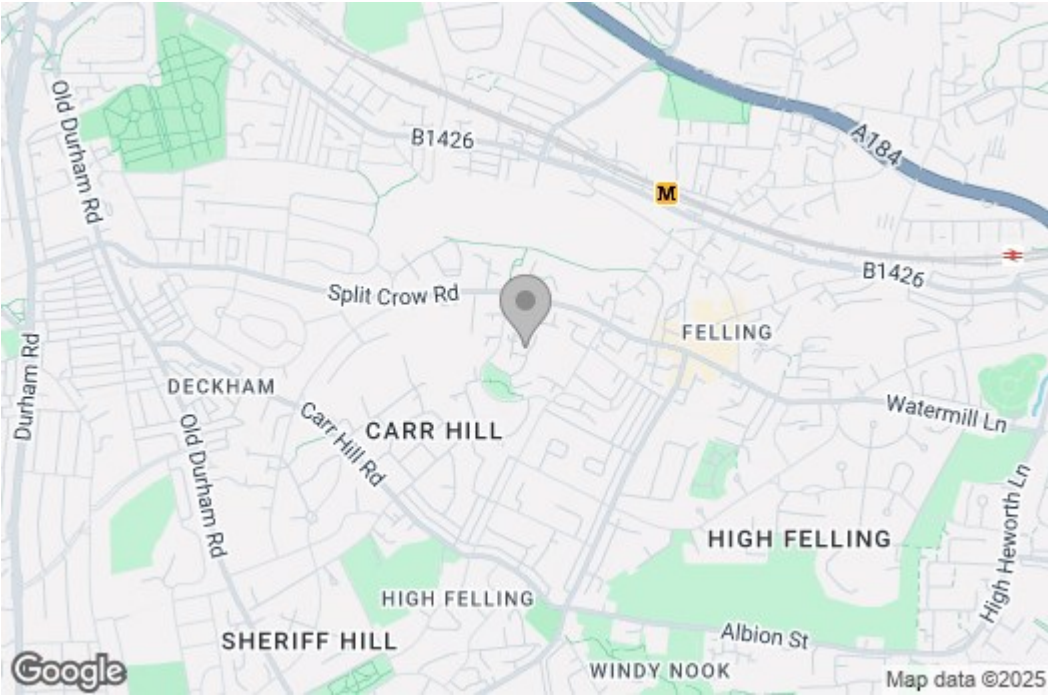


Property disclaimer

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.

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

