



## 31 Coldwell Lane, Gateshead, NE10 9EX

Offers Over £170,000

Nestled on Coldwell Lane in the charming area of Windy Nook, Gateshead, this delightful semi-detached bungalow presents a wonderful opportunity for those seeking a spacious and versatile home. Currently configured as a two-bedroom residence, this stone-built property boasts three bedrooms in total, making it an ideal choice for families or those in need of extra space. Upon entering, you are welcomed by an inviting entrance porch that leads into a central reception hallway. The lounge, situated at the rear of the property, offers a serene view of the well-maintained rear garden, creating a perfect setting for relaxation. The dining room, which can also serve as a third bedroom, is located at the front of the bungalow, alongside the second bedroom. The kitchen, conveniently positioned, leads into a utility area that provides direct access to the garden, enhancing the practicality of this home.

A shower room with a W.C. is also located off the hallway, ensuring that all essential amenities are easily accessible. While the property does require some updating, its generous size and potential make it a rare find in the market. Additionally, the bungalow features a private driveway with parking space for two vehicles, along with a detached garage, providing ample storage and convenience. This property is not only a fantastic size but also offers the chance to create a personalised living space in a sought-after location. Don't miss the opportunity to make this charming bungalow your new home.

**ENTRANCE PORCH**

**RECEPTION HALLWAY**



**DINING ROOM / BEDROOM THREE/ LOUNGE**

12'10" x 12'4" (3.92 x 3.77)



**LOUNGE/ DINING ROOM / BEDROOM**

14'4" x 12'11" (4.39 x 3.95)



**KITCHEN**

9'10" x 8'1" (3.02 x 2.48)



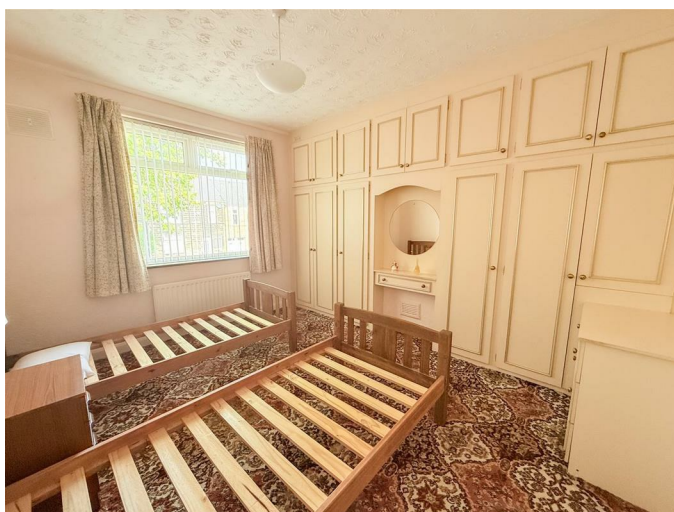
**UTILITY**

7'11" x 5'5" (2.42 x 1.66)



**BEDROOM ONE**

13'9" x 10'6" (4.21 x 3.22)



## BEDROOM TWO

13'6" x 8'11" (4.13 x 2.72)



## SHOWER ROOM/W,C,



## EXTERNAL

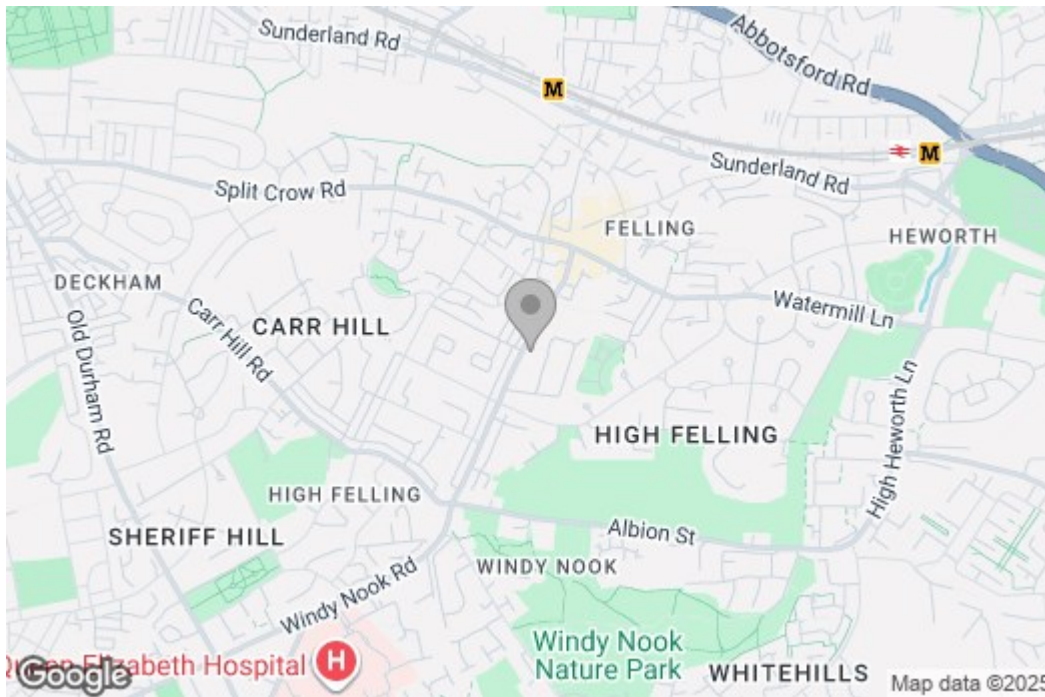


## Property disclaimer

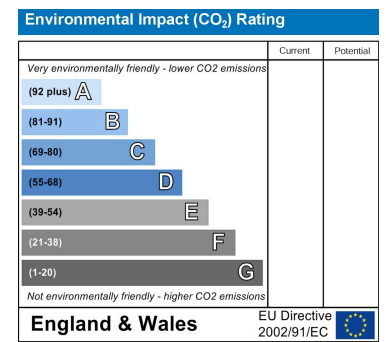
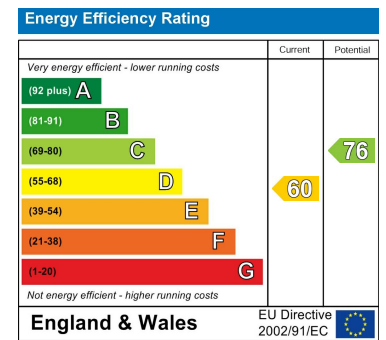
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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