



## 2 Standfield Gardens, Gateshead, NE10 8SS

Offers Over £149,950

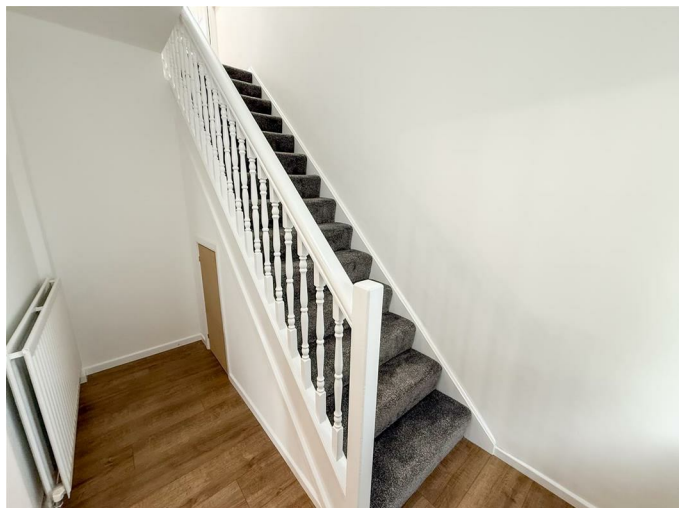
Welcome to this well-presented semi-detached house located on the desirable Standfield Gardens. This charming property offers spacious accommodation, making it an ideal family home.

As you enter, you are greeted by a welcoming entrance hallway that leads you into the heart of the home. The living room is a delightful space, featuring an acoustic wall that enhances the sound quality, along with a striking feature fire that adds warmth and character. This room is perfect for relaxing or entertaining guests. The dining kitchen is a true highlight, equipped with modern conveniences including an integrated oven, eye-level microwave, and a fridge/freezer. The French doors open onto a lovely decked sun terrace, providing an excellent area for outdoor dining or simply enjoying the sunshine. Moving to the first floor, you will find a well-designed landing that grants access to the master bedroom, which is generously sized, along with two additional bedrooms that offer flexibility for family living or guest accommodation. The bathroom is conveniently located to serve all bedrooms. There are gardens to the front and the rear, the rear has lovely mature borders, decked sun terrace and paved patio area. This property is situated in a popular area, making it an attractive option for those seeking a comfortable and stylish home.

With its spacious layout and modern features, this semi-detached house on Standfield Gardens is not to be missed. Whether you are a first-time buyer or looking to upsize, this home offers everything you need for contemporary living.



## ENTRANCE HALLWAY



## LIVING ROOM

13'10" x 12'11" (4.22m x 3.95m)



## DINING KITCHEN

19'1" x 10'4" red to 7'0" (5.84m x 3.15m red to 2.14m)



## FIRST FLOOR LANDING



## BEDROOM ONE

13'6" x 8'11" (4.14m x 2.72m)



## BEDROOM TWO

12'0" x 9'11" (3.66m x 3.03m)



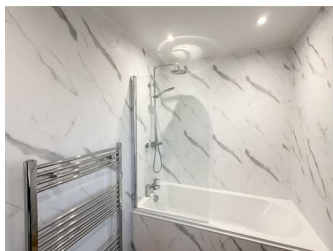
## BEDROOM THREE

9'8" x 5'10" (2.95m x 1.78m)



## BATHROOM

7'10" x 5'8" (2.40m x 1.73m)



## EXTERNAL

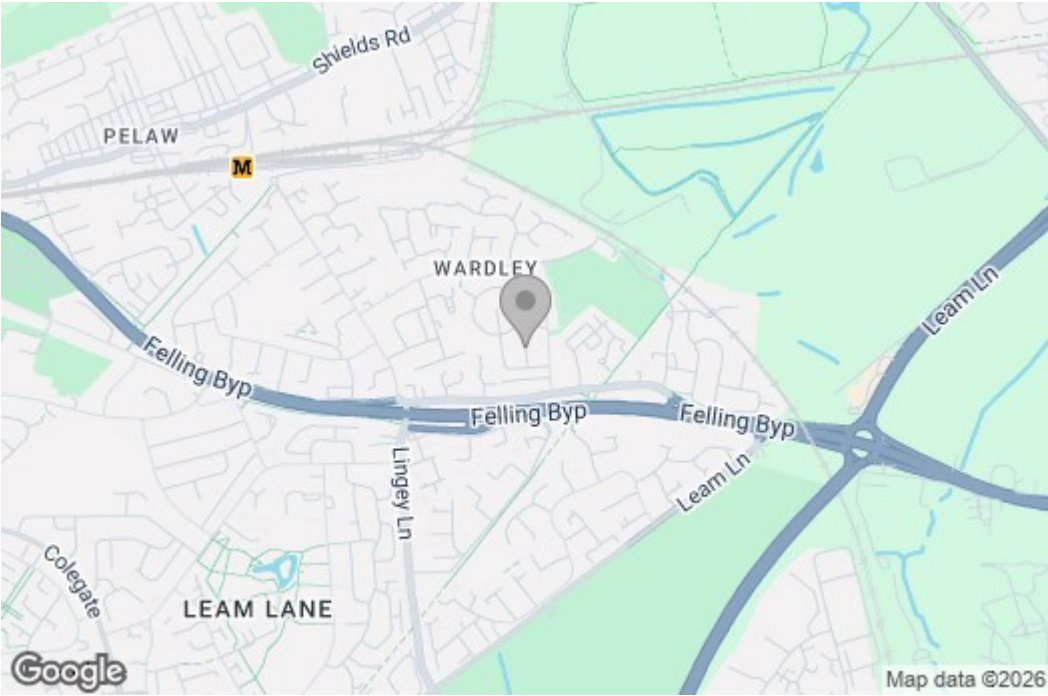


## Property disclaimer

**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 and 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

