



24 Coldwell Park Drive, Gateshead, NE10 9BY

Offers Over £169,950

Nestled in the highly sought-after area of Coldwell Park Drive, this superb semi-detached house presents an excellent opportunity for families seeking a comfortable and inviting home. Enjoying an enviable plot with a double length driveway and an oversized garage. With two well-proportioned bedrooms and a modern bathroom, this property is designed to cater to the needs of contemporary living. Upon entering, you are greeted by a spacious hallway adorned with solid wood parquet flooring, which adds a touch of elegance to the home. The ground floor features a convenient w/c, enhancing the practicality of the living space. The dining room flows seamlessly into the living room, creating an open and airy atmosphere, perfect for both entertaining guests and enjoying quiet family evenings. The living room boasts a charming feature fireplace, providing a warm focal point for the room. The kitchen has an integrated oven and eye level display cabinets. Recent upgrades, including a new boiler, cavity wall insulation, loft insulation, and air vents, have been installed within the last twelve months, ensuring energy efficiency and comfort throughout the seasons. This attention to detail not only enhances the property's appeal but also promises a low-maintenance lifestyle for its new owners. The surrounding area is known for its community spirit and accessibility to local amenities, making it an ideal location for families. With its blend of modern comforts and classic charm, this property on Coldwell Park Drive is a wonderful place to call home. Don't miss the chance to view this delightful residence and envision your future in this lovely setting.

ENTRANCE HALLWAY



GROUND FLOOR W/C



DINING ROOM

15'2" x 10'0" (4.63m x 3.07m)



LIVING ROOM

14'6" x 11'9" into alcoves (4.44m x 3.59m into alcoves)



KITCHEN

12'2" x 8'8" (3.73m x 2.66m)



FIRST FLOOR LANDING

BEDROOM ONE

15'2" x 13'9" (4.64m x 4.21m)



BEDROOM TWO

11'2" x 9'10" (3.41m x 3.01m)



FAMILY BATHROOM

7'10" x 7'2" (2.41m x 2.20m)



GARAGE

20'5" x 8'1" (6.24m x 2.47m)

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

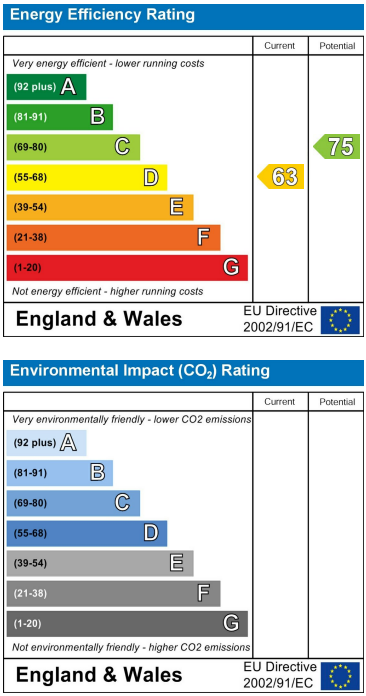
Area Map



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.

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Energy Efficiency Graph



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