



## 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

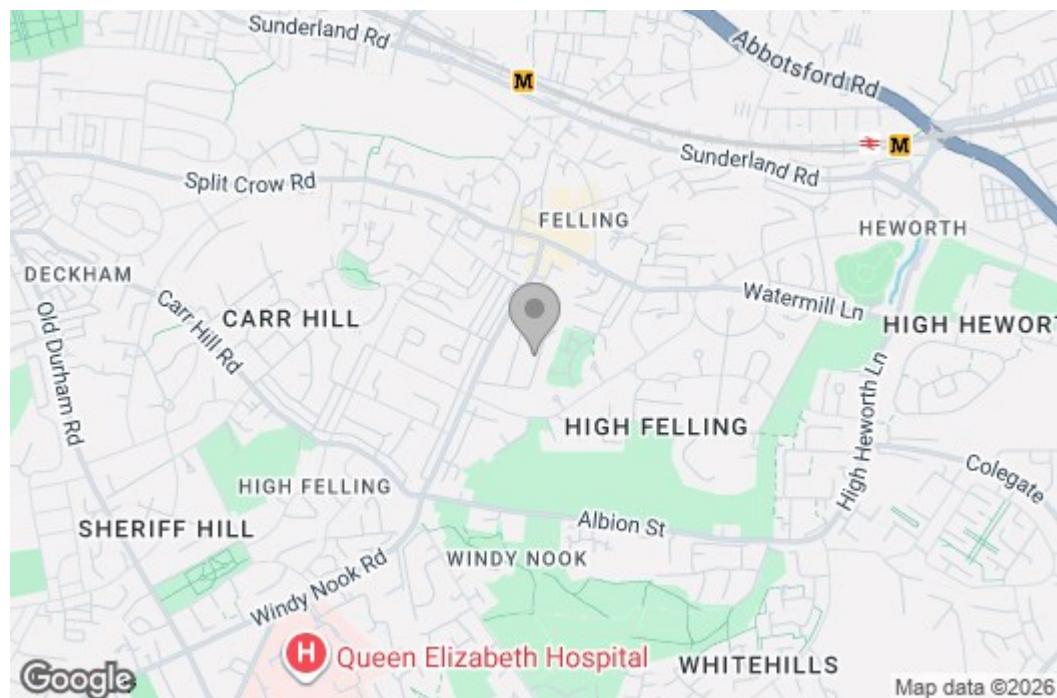


## Property disclaimer

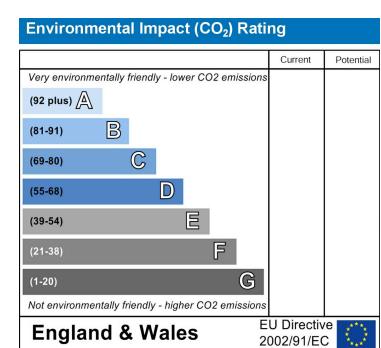
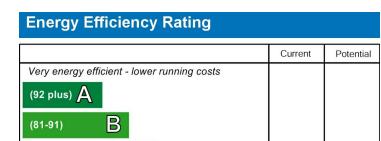
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## Floor Plan

### Area Map



### Energy Efficiency Graph



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