



## 14 Bridlington Avenue, Gateshead, NE9 6XJ

£200,000

Nestled on the sought-after Bridlington Avenue, this charming semi-detached bungalow offers a wonderful opportunity for those looking to create their dream home. The property boasts spacious accommodation throughout, having been cherished by its previous owner, yet it presents a canvas for those wishing to add their personal touch with some tender loving care and modern updates. Upon entering, you are greeted by a welcoming entrance hallway that leads to a well-appointed

living room. This inviting space features a delightful fireplace and French doors that open up to the garden, providing stunning views and a lovely outlook. The bungalow comprises two comfortable bedrooms, including a main bedroom with a bay window and built-in wardrobes, ensuring ample storage. The dining kitchen is equipped with an integrated oven and fridge/freezer, making it a practical space for culinary endeavours. One of the standout features of this property is the fully boarded, floored, and carpeted loft space, complete with a Velux window that offers breathtaking views. This versatile area also includes an en-suite shower, adding to the convenience and potential of the home. Outside, the bungalow is complemented by gardens to both the front and rear, providing a tranquil setting for relaxation.

A driveway offers ample parking, while the impressive 8-metre garage, equipped with an electric roller shutter door, power, and lighting, is perfect for additional storage or hobbies. This delightful bungalow is a rare find in a popular location, and viewing is essential to truly appreciate its charm and potential. Don't miss the chance to make this lovely property your own.

## ENTRANCE HALLWAY



## LIVING ROOM

14'11" x 12'10" (4.55m x 3.93m)



## BATHROOM

7'8" x 5'4" (2.34m x 1.65m)



## DINING KITCHEN

12'0" x 10'5" (3.68m x 3.18m)



## BEDROOM ONE

15'5" into bay x 10'11" (4.72m into bay x 3.35m)



## GARAGE

25'9" x 8'1" (7.86m x 2.48m)

## LOFT AREA

12'5" x 8'1" (3.80m x 2.47m)



## BEDROOM TWO

9'0" x 8'8" (2.75m x 2.65m)

## LOFT AREA SHOWER ROOM

6'9" exc recess x 6'8" (2.06m exc recess x 2.04m)



## DRIVEWAY



## EXTERNAL

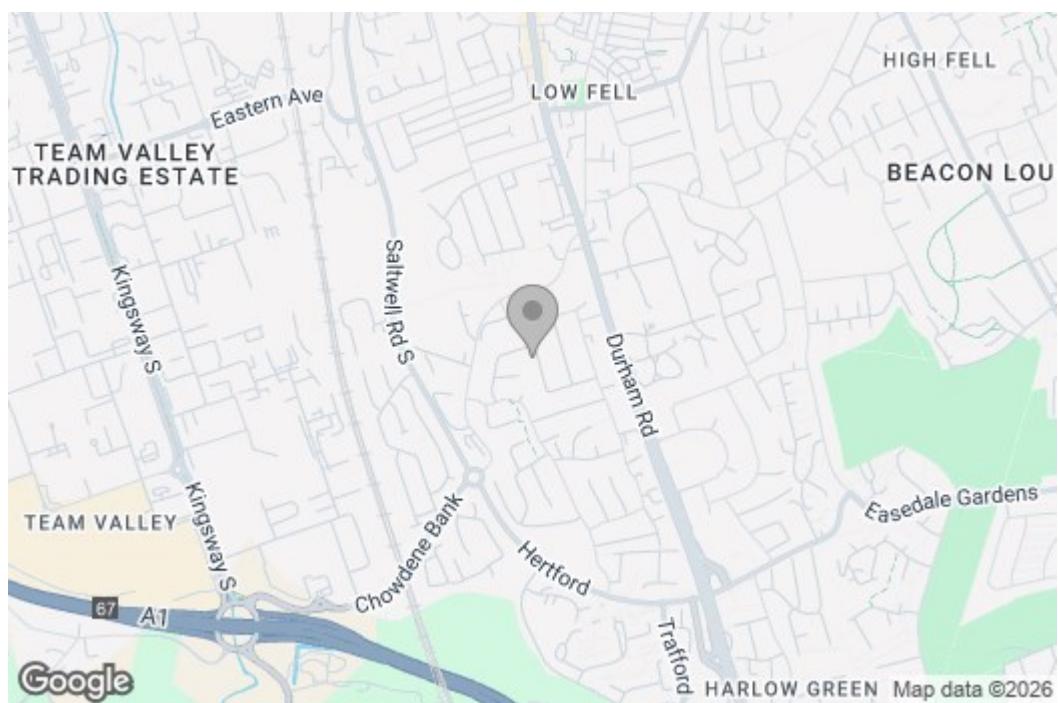


## Property disclaimer

**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

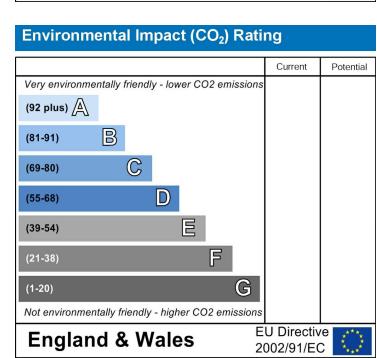
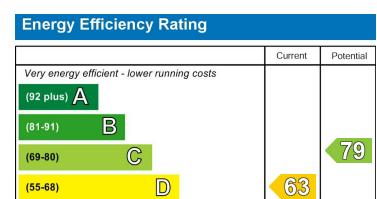
### Area Map



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 firms 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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