



## 71 Coverdale, Gateshead, NE10 8HU

Offers Over £95,000

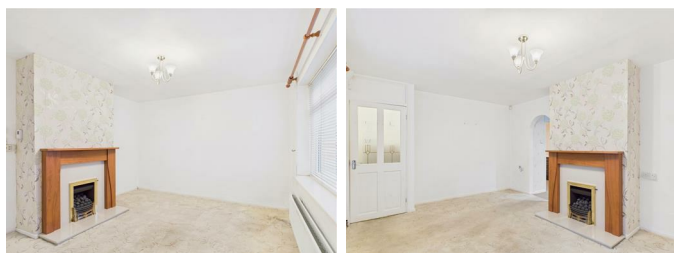
Located in the charming area of Coverdale, this semi-detached house presents a wonderful opportunity for those seeking a family home in a popular location. This much-loved property is set on a desirable corner plot, boasting enclosed gardens both at the front and rear, providing a delightful outdoor space for relaxation and play. Upon entering, you are welcomed by a spacious hallway that leads to a comfortable sitting room, featuring a lovely fireplace that adds warmth and character to the space. The sitting room flows seamlessly into the kitchen, which is equipped with an integrated fridge freezer, making meal preparation a breeze. Additionally, the kitchen offers access to a practical utility room, complete with an integrated oven, perfect for those who enjoy cooking. The first floor comprises two generously sized double bedrooms, each thoughtfully designed with built-in storage cupboards to maximise space. A separate w/c and a bathroom are also conveniently located on this level, catering to the needs of family living. This property is brimming with potential and is the ideal canvas for someone looking to add their personal touch with a bit of tender loving care. Whether you are a first-time buyer or a family looking for a new home, this residence offers a fantastic opportunity to create lasting memories in a welcoming community. Don't miss the chance to make this house your home.



## ENTRANCE HALLWAY

### LOUNGE

14'10" x 11'6" (4.53m x 3.52m)



### KITCHEN

12'3" x 7'9" (3.75m x 2.38m)



### UTILITY AREA

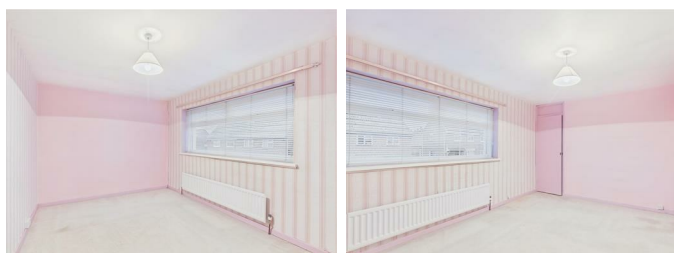
7'0" x 5'9" (2.14m x 1.76m)



## FIRST FLOOR LANDING

### BEDROOM ONE

14'9" x 9'5" (4.52m x 2.89m)



## BEDROOM TWO

11'6" x 10'2" (3.53m x 3.11m)

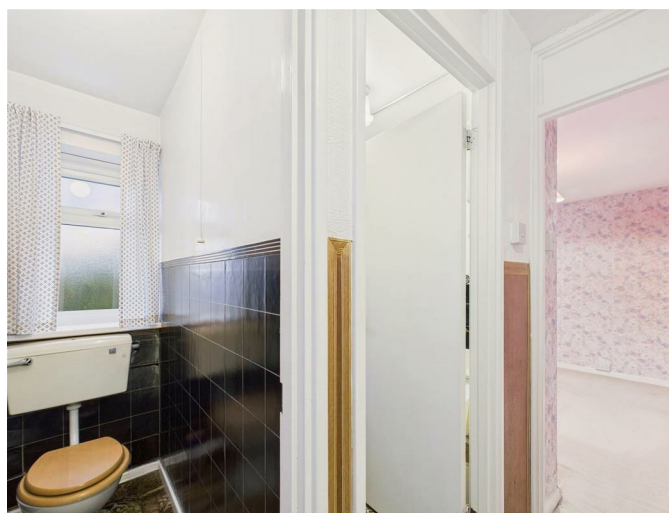


## BATHROOM

6'1" x 4'10" (1.87m x 1.49m)



## SEPARATE W/C



## EXTERNAL



## Property disclaimer

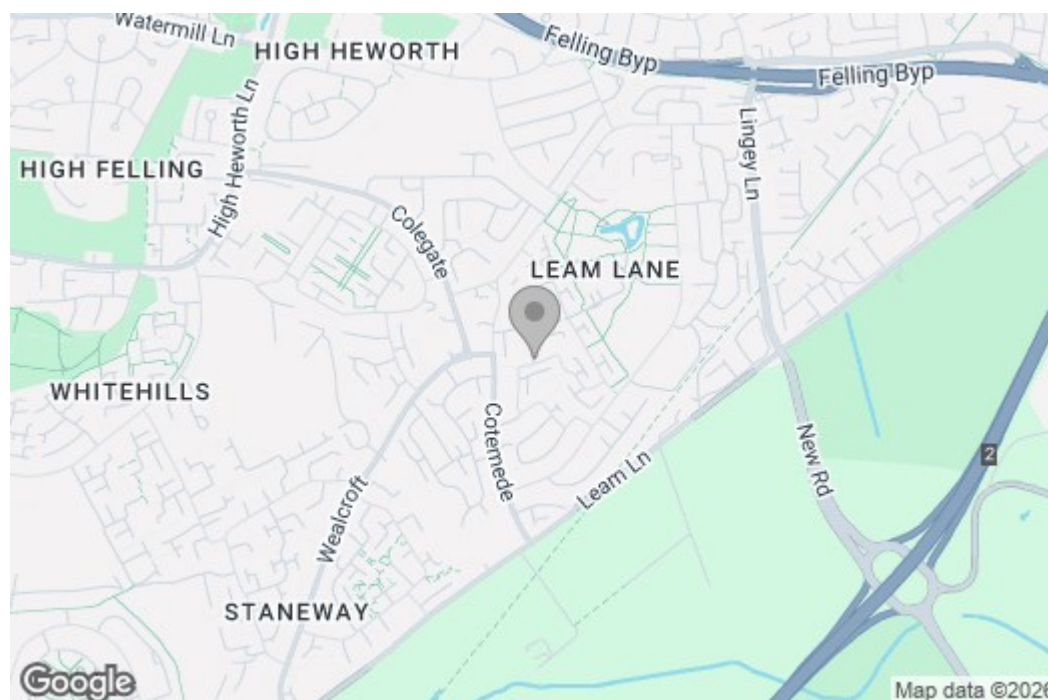
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification

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 a representation or warranty in respect of the property.

### Energy Efficiency Graph

