



## 82 Easedale Gardens, Gateshead, NE9 6LY

£125,000

Nestled in the desirable Easedale Gardens, this charming semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms and a thoughtfully designed bathroom, this property is ideal for small families or couples seeking a welcoming home. Upon entering, you are greeted by a spacious entrance hallway that leads to a delightful living and dining room. This inviting space features a lovely fireplace and dual aspect windows, allowing natural light to flood the room, creating a warm and airy atmosphere. The kitchen is practical and functional, complete with a UPVC exit door that opens directly into the rear garden, making it easy to enjoy outdoor living. The first floor landing leads to the main bedroom, which boasts fitted wardrobes, providing ample storage space. The second double bedroom offers a fantastic view of the rear garden, making it a peaceful retreat. The property benefits from low maintenance gardens both at the front and rear, with the rear garden facing west, perfect for enjoying the afternoon sun. Situated in a great location, this home is well-connected to all transport links and local amenities, ensuring that everything you need is within easy reach. Viewings are highly recommended to fully appreciate the value and charm of this sensibly priced home. Don't miss the opportunity to make this delightful property your own.



## ENTRANCE HALLWAY

## LIVING/DINING ROOM

17'10" x 10'1" (5.44m x 3.08m)



## KITCHEN

11'1" x 8'5" (3.40m x 2.59m)



## FIRST FLOOR LANDING

## BEDROOM ONE

15'11" x 9'5" to robes (4.87m x 2.89m to robes)



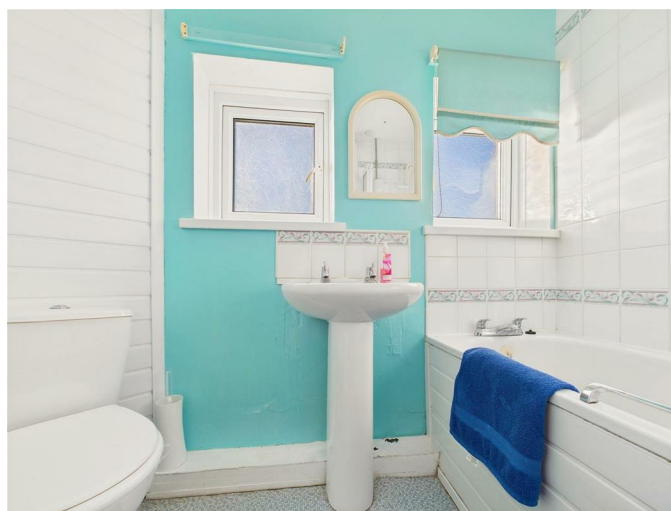
## BEDROOM TWO

11'3" x 9'5" (3.43m x 2.88m)



## BATHROOM

7'6" x 5'8" (2.30m x 1.75m)



## EXTERNAL



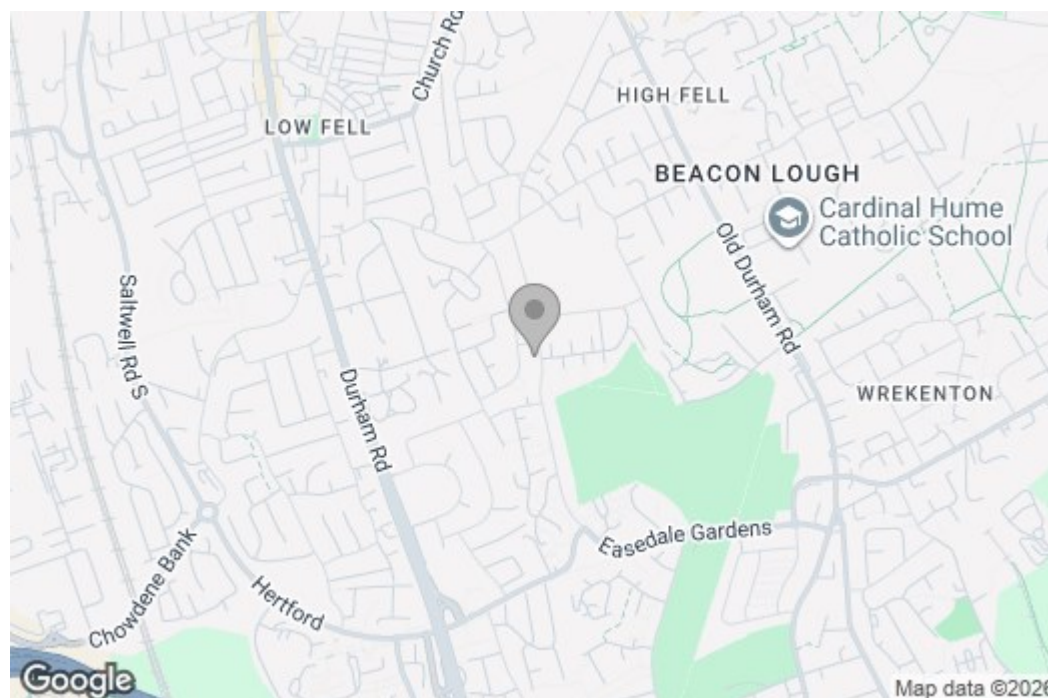
## Property disclaimer

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## 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

