

## 13 Comma Court, Gateshead, NE11 9UF

£220,000

Welcome to this beautifully presented semi-detached house located in the desirable Comma Court, Festival Park, Gateshead. This charming property boasts a well-designed layout that is perfect for family living. Upon entering, you are greeted by a welcoming hallway featuring built-in storage, leading you into the spacious living room, ideal for relaxation and entertaining. The dining room, with its patio doors, seamlessly connects to the rear garden, allowing for an abundance of natural light and easy access to outdoor space. The kitchen is equipped with an integrated oven and provides convenient access to the garage, which is fitted with power and lighting, as well as a workshop area to the rear, perfect for hobbies or additional storage. On the first floor, you will find three comfortable bedrooms, providing ample space for family or guests, along with a well-appointed family bathroom. The property also benefits from gardens to both the front and rear, offering a lovely outdoor retreat for gardening or enjoying the fresh air. This home is situated in a sought-after location, making it an excellent choice for those looking to settle in a vibrant community. Viewings are highly recommended to truly appreciate the charm and quality of this lovely home. Don't miss the opportunity to make this delightful property your own.

## ENTRANCE HALLWAY



## FIRST FLOOR LANDING



## LIVING ROOM

13'7" x 12'7" (4.15m x 3.85m)



## BEDROOM ONE

12'6" x 8'10" (3.82m x 2.71m)



## DINING ROOM

10'5" x 7'8" (3.20m x 2.34m)



## BEDROOM TWO

11'8" x 8'3" (3.58m x 2.54m)



## KITCHEN

9'10" x 8'2" (3.02m x 2.49m)



## BEDROOM THREE

8'2" x 6'7" (2.51m x 2.03m)



## **FAMILY BATHROOM**

7'4" x 7'1" (2.25m x 2.16m)



## **EXTERNAL**



## **GARAGE**

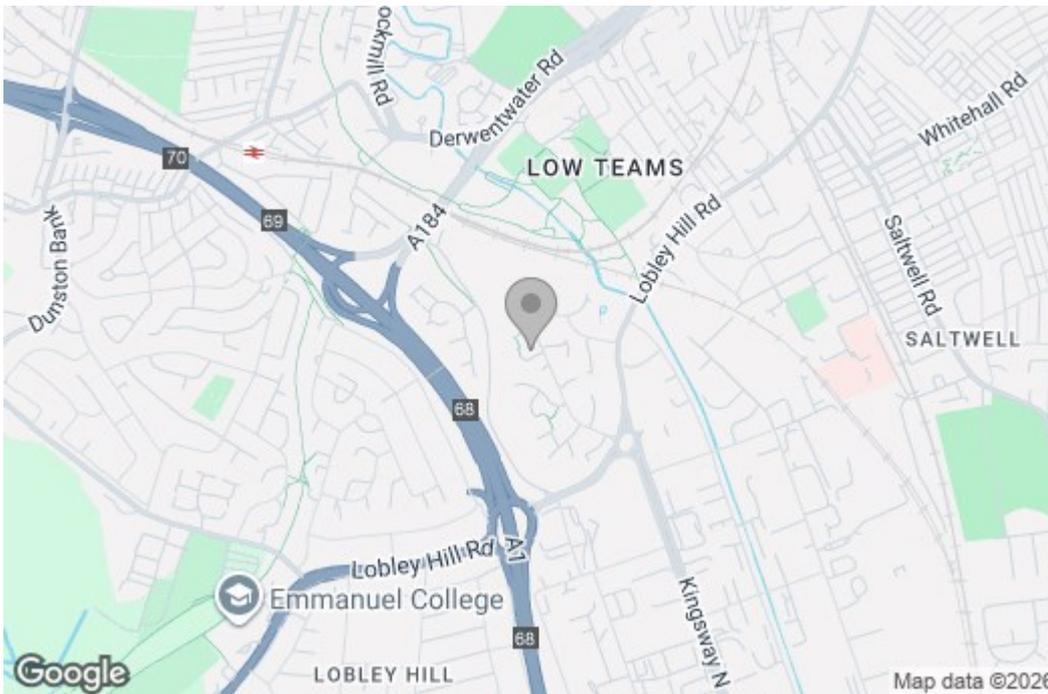
16'0" x 8'7" (4.88m x 2.63m)

### **Property disclaimer**

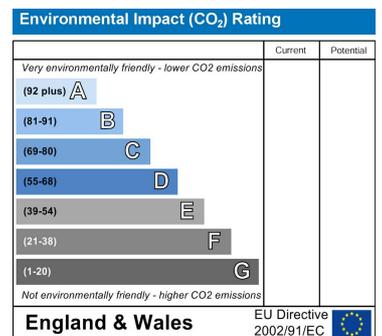
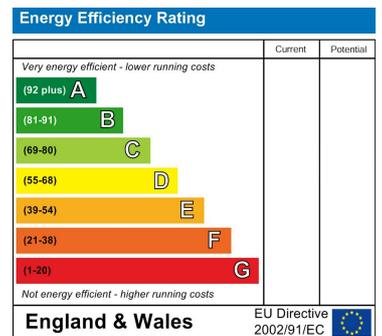
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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