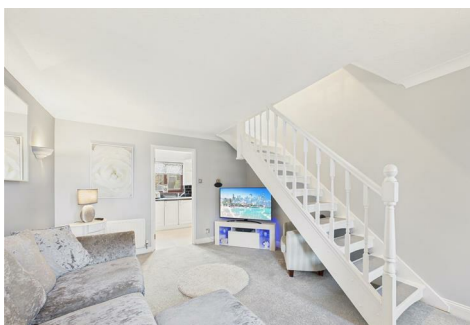




## 114 Celandine Way, Gateshead, NE10 8QW

Offers Over £125,000

Welcome to this charming two-bedroom mid terraced house located on Celandine Way in the desirable area of Gateshead. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize. Upon entering, you are greeted by a welcoming entrance hallway that leads seamlessly into the spacious living room, providing a warm and inviting atmosphere for relaxation and entertaining. The kitchen is well-equipped with an integrated oven and features a convenient access door that opens into the rear garden, perfect for enjoying al fresco dining or simply soaking up the sun. The first floor comprises two well-proportioned bedrooms, offering ample space for rest and personalisation. A modern bathroom completes the upper level, ensuring all your essential needs are met. Outside, the property boasts low-maintenance gardens to both the front and rear, allowing you to enjoy outdoor space without the burden of extensive upkeep. This is particularly advantageous for those with busy lifestyles. Situated in a great location, this home is ideally placed for easy access to transport links, making commuting and exploring the surrounding areas a breeze. With its appealing features and prime location, this mid terraced property on Celandine Way is a wonderful opportunity not to be missed.

## ENTRANCE HALLWAY

## LIVING ROOM

14'0" x 11'7" (4.27m x 3.55m)



## KITCHEN

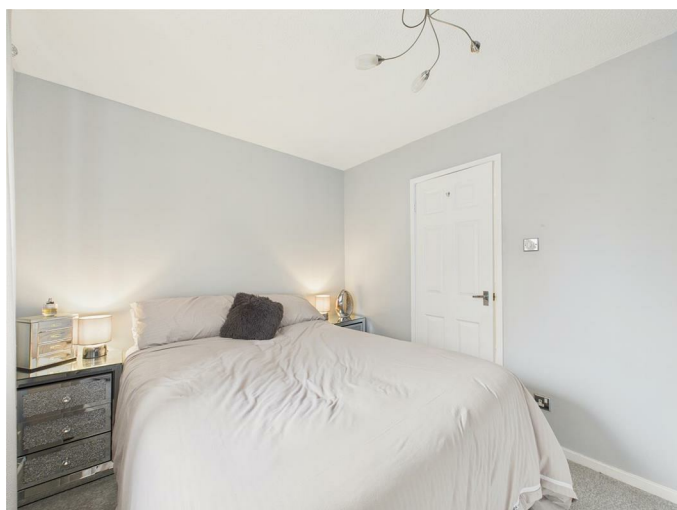
11'7" x 8'2" (3.54m x 2.49m)



## FIRST FLOOR LANDING

## BEDROOM ONE

11'7" x 8'6" (3.54m x 2.60m)



## BEDROOM TWO

9'3" x 6'6" (2.83m x 2.00m)

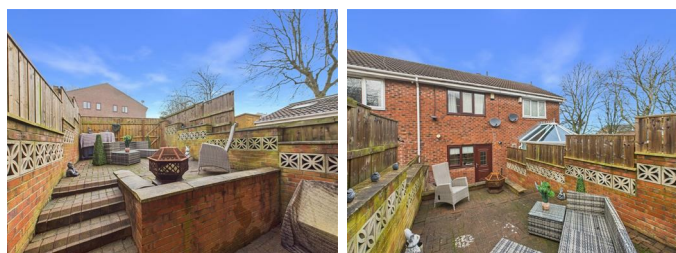


## BATHROOM

6'5" x 5'5" (1.97m x 1.67m)



## EXTERNAL



## Property disclaimer

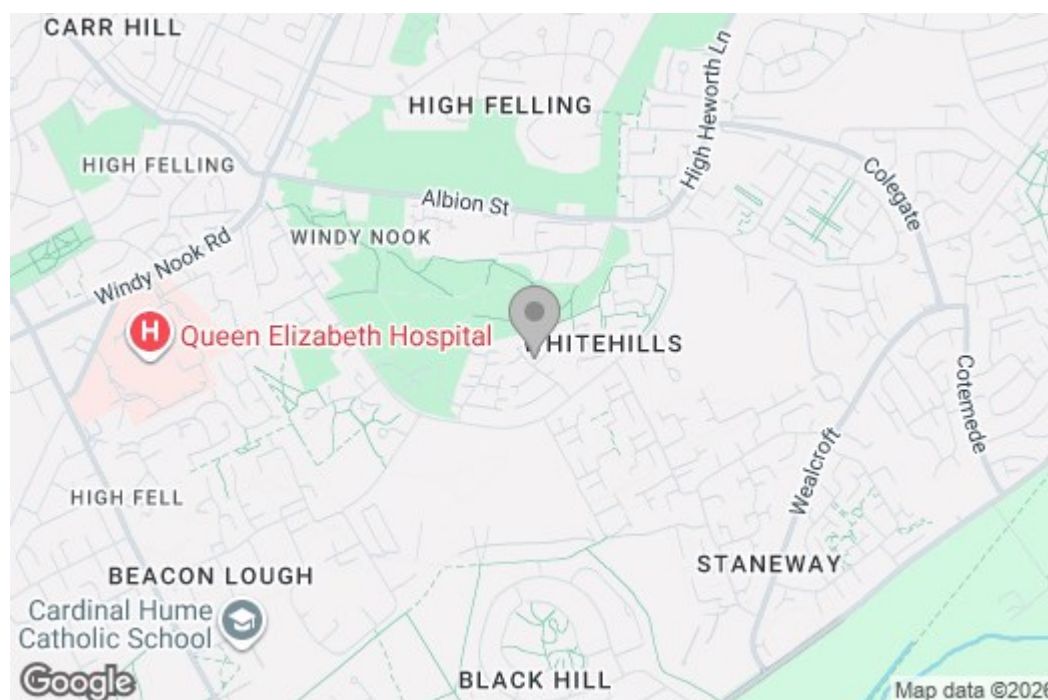
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

