



21 Wealcroft, Gateshead, NE10 8LJ

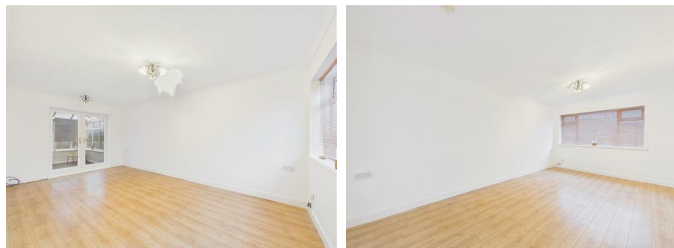
Offers Over £119,950

Nestled in the sought-after area of Leam Lane on Wealcroft, this well-presented semi-detached house offers a delightful living experience. The property boasts a spacious layout, perfect for both relaxation and entertaining. Upon entering, you are greeted by a welcoming hallway that leads to a comfortable living room. This inviting space features French doors that open into a charming conservatory, seamlessly connecting the indoors with the outdoor garden, ideal for enjoying sunny days. The kitchen is equipped with both base and eye-level units, providing ample storage and workspace for culinary enthusiasts. Ascending to the first floor, you will find a landing that grants access to a generously insulated and boarded loft, perfect for additional storage needs. The main bedroom is a tranquil retreat, complete with built-in storage, while a second bedroom features fitted wardrobes, ensuring that both rooms are practical and stylish. The bathroom is well-appointed, catering to all your needs. Outside, the property benefits from low-maintenance gardens at both the front and rear, enclosed by wrought iron fencing and a gate, offering a sense of privacy and security. This delightful home is not only well-located but also thoughtfully designed, making it an excellent choice for those seeking comfort and convenience. Viewings are highly recommended to fully appreciate all that this charming property has to offer.

ENTRANCE HALLWAY

LIVING ROOM

17'10" x 10'5" extd to 11'11" (5.46m x 3.18m extd to 3.64m)



CONSERVATORY

9'10" x 9'3" (3.00m x 2.83m)



KITCHEN

10'9" x 10'1" (3.30m x 3.08m)



FIRST FLOOR LANDING

BEDROOM ONE

15'6" x 9'0" (4.74m x 2.76m)



BEDROOM TWO

12'7" x 8'7" (3.84m x 2.64m)



BATHROOM

8'0" x 5'10" (2.44m x 1.80m)



EXTERNAL



Property disclaimer

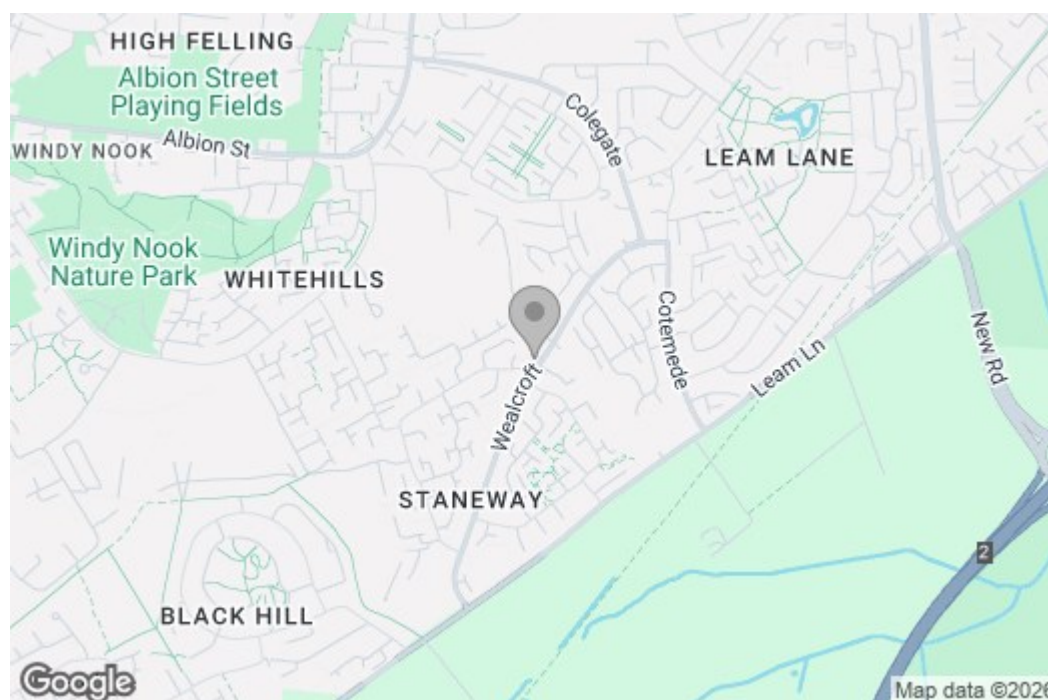
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however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee 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

