

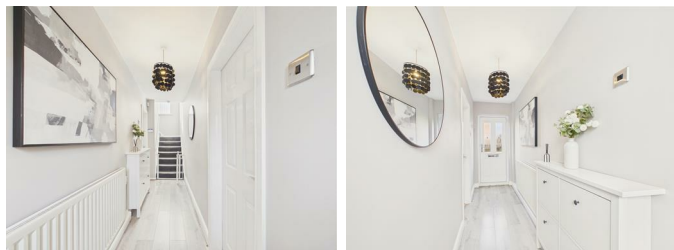


## 4 Pontdyke, Gateshead, NE10 8LP

Offers Over £160,000

Gordon Brown are delighted to bring to the market this exceptional double-fronted semi-detached home, located on the ever popular Leam Lane Estate. Recently refurbished to a high standard, this property is presented in turn-key condition, making it an ideal choice for those seeking a hassle-free move. Upon entering, you are welcomed by an inviting entrance lobby that leads to a dual-aspect lounge, providing a bright and airy space perfect for relaxation or entertaining guests. The central staircase adds a touch of elegance, while the stylish breakfasting kitchen on the opposite side offers a modern and functional area to be enjoyed. Upstairs, you will find three well-proportioned bedrooms, each designed to provide comfort. Stylish four piece bathroom with double shower enclosure complements the home beautifully, ensuring that all your needs are met. Outside, the property boasts a lovely garden featuring decked areas and a lawn, providing a safe and enjoyable space for children to play or for family gatherings. The home overlooks a green and benefits from a pedestrianised front, enhancing the peaceful atmosphere. This delightful residence requires no work, making it a highly sought-after option for families and professionals alike. With its attractive features and prime location, this home is sure to be very popular. An internal viewing is essential to fully appreciate the size and standard of accommodation on offer here in this lovely home.

## ENTRANCE HALLWAY



## LOUNGE



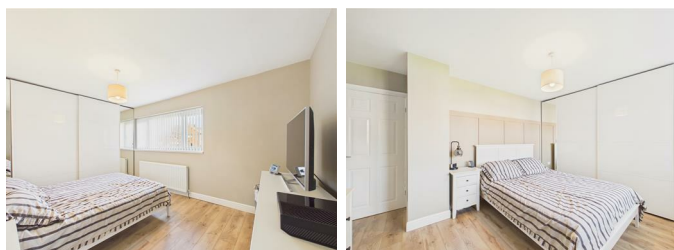
## BREAKFASTING KITCHEN



## ACCOMMODATION FIRST FLOOR



## BEDROOM ONE



## BEDROOM TWO



## BEDROOM THREE



## FAMILY BATHROOM/W.C



## EXTERNAL



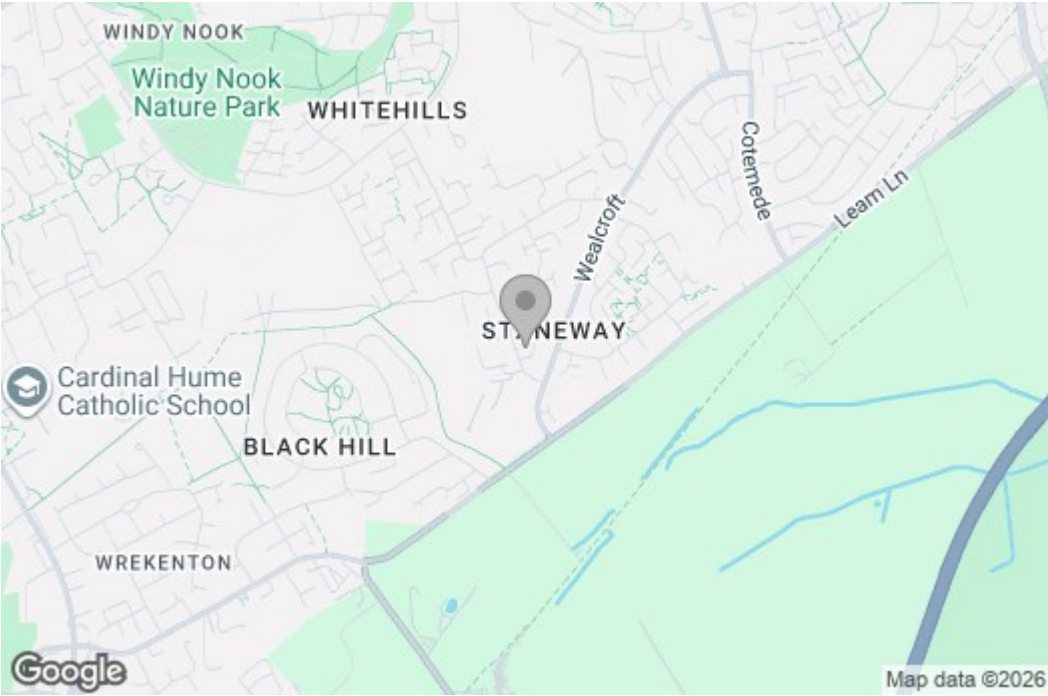
## Property disclaimer

**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.

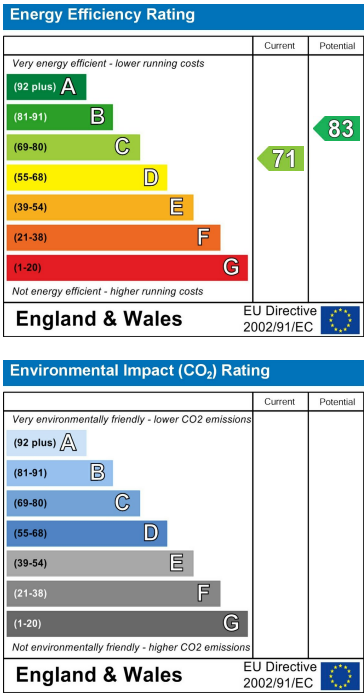


Floor Plan

Area Map



Energy Efficiency Graph



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 an representation or warranty in respect of the property.