

## 2A Oak Avenue, Gateshead, NE11 9UQ

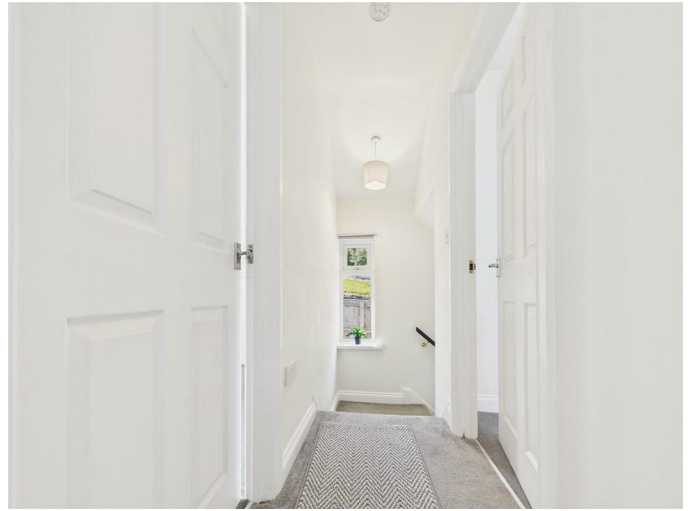
£169,950

Nestled on Oak Avenue in Gateshead, this charming semi-detached house boasts an elevated position that offers stunning views of the surrounding area. This delightful family home features spacious accommodation, beginning with a welcoming entrance hallway that leads to a comfortable lounge, perfect for relaxation. The kitchen is well-equipped with an integrated gas hob and dishwasher, making it ideal for both cooking and entertaining. On the ground floor, you will also find a conveniently located bathroom. Ascending to the first floor, the main bedroom impresses with its breathtaking views and an en-suite shower room, providing a private retreat. Additionally, there are two further bedrooms, offering ample space for family or guests. The property is complemented by gardens at both the front and rear. The rear garden features a raised decked sun terrace, an excellent spot for enjoying sunny days or hosting gatherings. The current vendor has taken great care of the home, having applied anti-moss spray to the roof and installed a new super-fast internet line, ensuring modern conveniences are at your fingertips. Viewings are highly recommended to fully appreciate the charm and potential of this lovely semi-detached house, which is perfect for families seeking a comfortable and inviting living space.

## ENTRANCE HALLWAY



## FIRST FLOOR LANDING



## LOUNGE

13'10" x 12'11" (4.23m x 3.96m)



## BEDROOM ONE

16'2" x 10'8" (4.95m x 3.27m)



## KITCHEN

29'4" x 6'11" (8.96m x 2.12m)



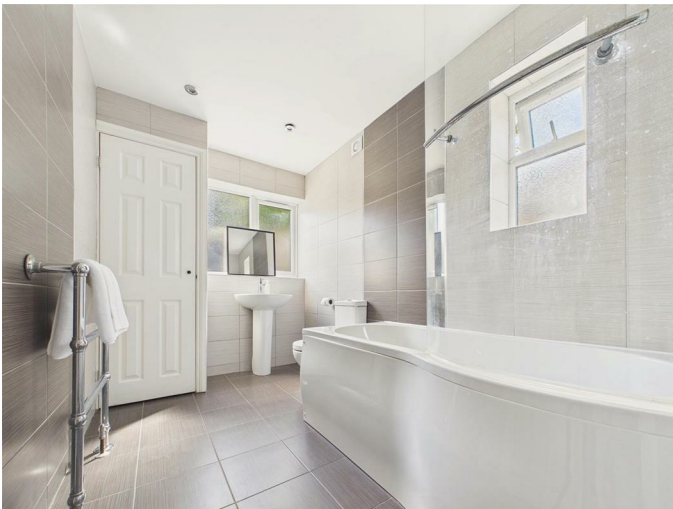
## EN-SUITE

6'11" x 6'2" (2.13m x 1.88m)



## BATHROOM

10'0" x 6'2" (3.06m x 1.88m)



## BEDROOM TWO

10'2" x 9'11" (3.10m x 3.03m)



### **BEDROOM THREE**

9'4" x 6'11" (2.87m x 2.13m)



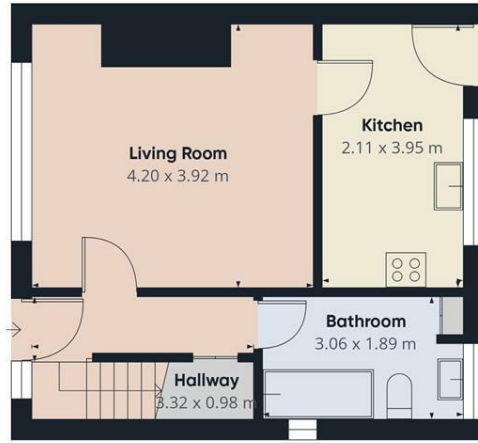
### **EXTERNAL**



### **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



Floor 0



Floor 1



Approximate total area<sup>m</sup>  
69.5 m<sup>2</sup>

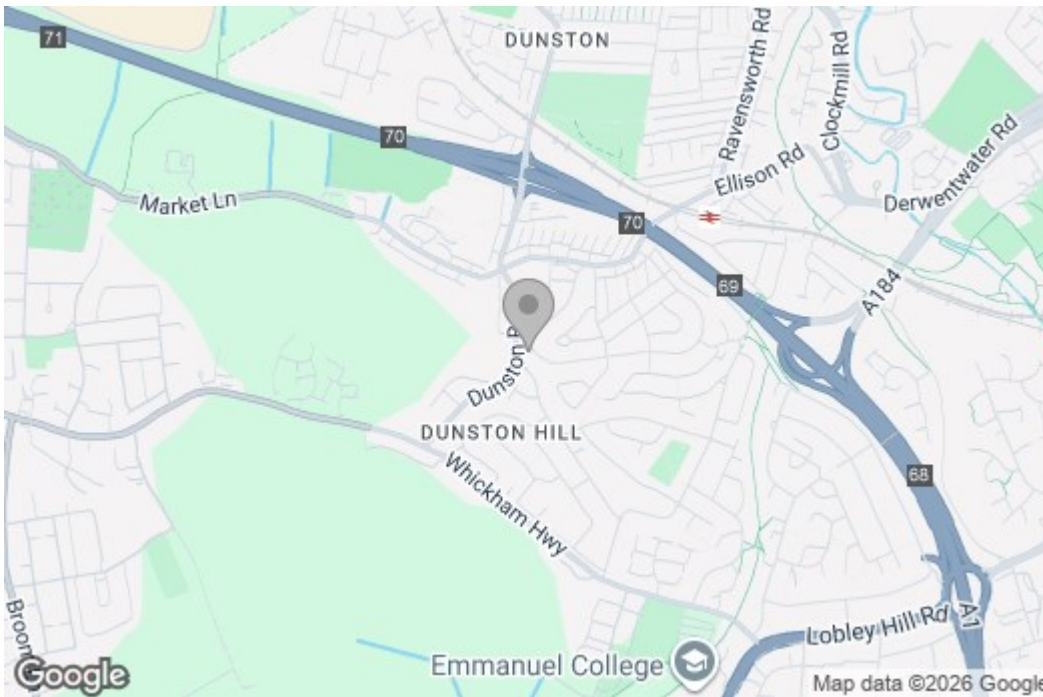
(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

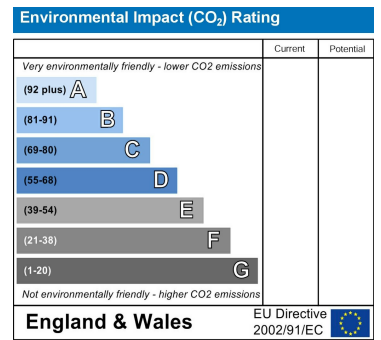
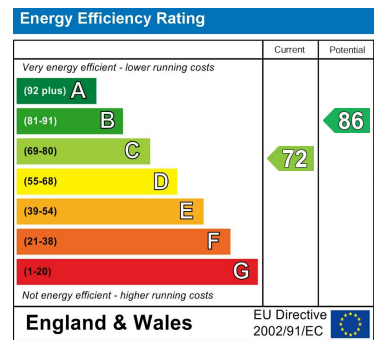
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

# 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.