

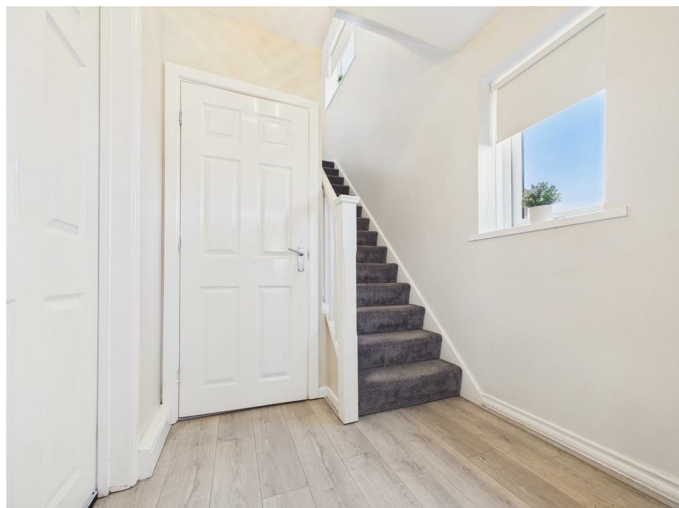


30 St. Cuthberts Drive, Gateshead, NE10 9AA

Offers Over £169,950

Located on the desirable St. Cuthberts Drive, this immaculately presented semi-detached house offers a fantastic opportunity for families and individuals alike. Set on a generous corner plot, the property boasts spacious accommodation throughout, ensuring comfort and practicality. Upon entering, you are greeted by a welcoming hallway that leads to a well-appointed ground floor w/c. The lounge is a delightful space, featuring a charming fireplace that adds warmth and character, seamlessly flowing into the dining kitchen. This area is perfect for entertaining, equipped with an integrated double oven, washing machine, free-standing tumble dryer, and an American-style fridge/freezer. French doors open out to a lovely low-maintenance garden at the rear, ideal for enjoying the outdoors without the hassle of extensive upkeep. The first floor landing provides access to a fully boarded and carpeted loft area, complete with two Velux windows, offering potential for additional storage or even a creative space. The property features three generously sized bedrooms, perfect for family living, along with a well-appointed family bathroom. Outside, the home is complemented by a gated double driveway, providing ample parking, and gardens to the front, side, and rear, enhancing the overall appeal of this charming residence. This beautiful home could be sold with most furnishings available for negotiation, making it an even more attractive option for prospective buyers. Viewings are highly recommended to truly appreciate the quality and charm this property has to offer. NO CHAIN

ENTRANCE HALLWAY

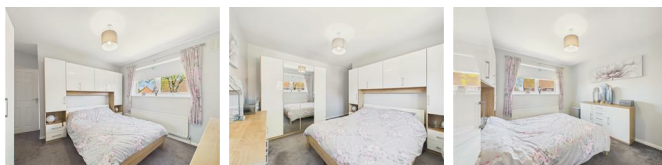


FIRST FLOOR LANDING

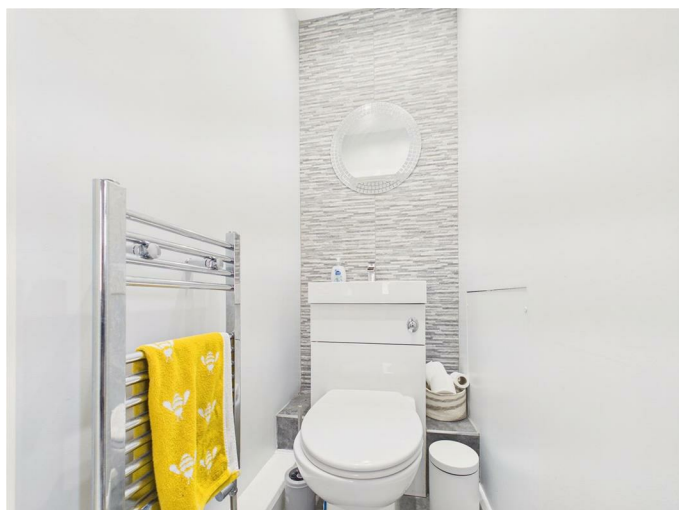


BEDROOM ONE

12'0" x 10'10" (3.66m x 3.31m)

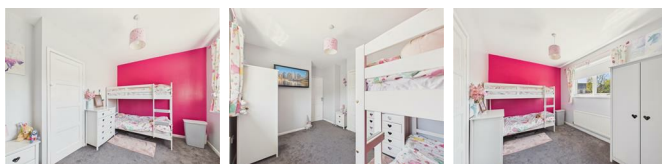


GROUND FLOOR W/C



BEDROOM TWO

13'8" x 8'7" (4.17m x 2.63m)



LOUNGE

13'5" x 13'2" (4.09m x 4.02m)



DINING KITCHEN

20'0" x 9'9" (6.10m x 2.98m)



BEDROOM THREE

9'2" x 8'11" (2.80m x 2.73m)



BATHROOM

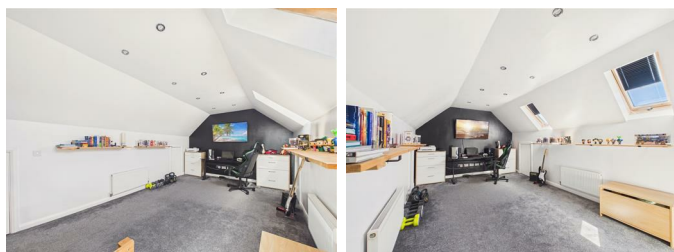
7'8" x 5'4" (2.36m x 1.64m)



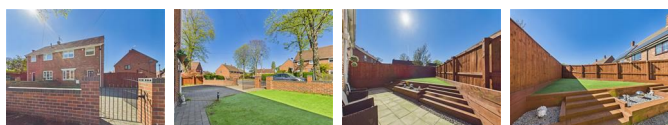
however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is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

LOFT AREA

19'3" x 10'5" (5.89m x 3.20m)



EXTERNAL



GATED DRIVEWAY

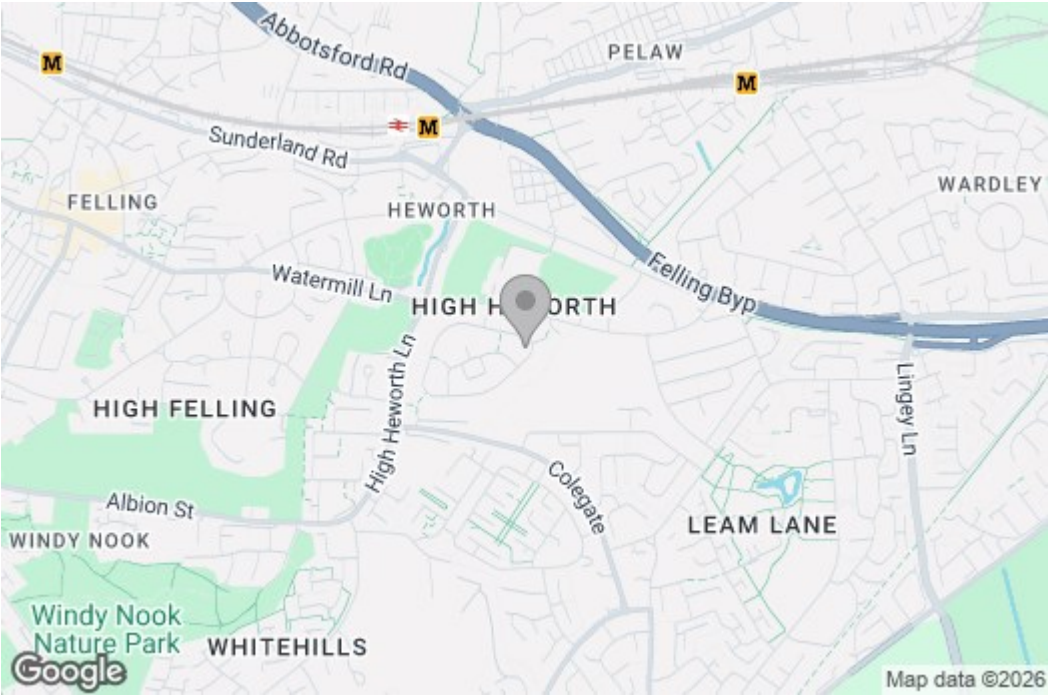


Property disclaimer

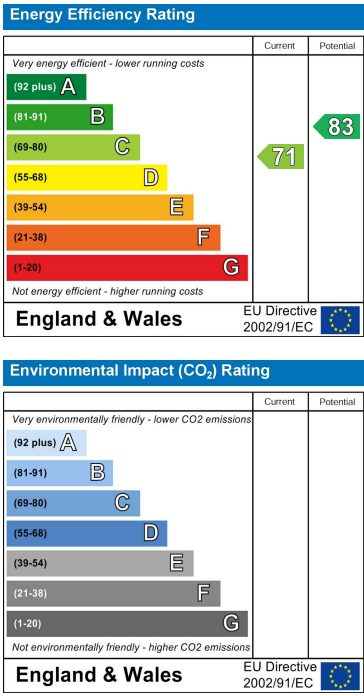
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable,

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.