GORDON BROWN
SALES & LETTING









3 Evenwood Gardens, Gateshead, NE9 5RT

Offers Over £180,000

Nestled in the desirable Evenwood Gardens, this extended semi-detached house presents a wonderful opportunity for those seeking a spacious and versatile family home. The property boasts two reception rooms, providing ample space for relaxation and entertainment.Upon entering, you are greeted by a welcoming entrance porch and hallway that leads to a bright lounge, featuring a window that overlooks the front, offering a pleasant outlook. The kitchen, equipped with a stable door, provides convenient access to the outside, making it ideal for those who enjoy al fresco dining. A snug area, complete with a wall-mounted fire, leads into a charming conservatory, perfect for enjoying the garden views throughout the seasons.
The first floor comprises a well-appointed main bedroom, which benefits from fitted wardrobes and a bay window that frames lovely views. A second bedroom, also with fitted wardrobes, includes a dressing room, adding to the practicality of the space. The wet room, fitted with an electric shower, offers modern convenience. Externally, the property features a driveway at the front, complemented by a tiered paved garden. The rear garden is a delightful retreat, laid to lawn with a paved patio and a sunken patio area, ideal for enjoying sunny afternoons or hosting gatherings.
This home is situated in a central location, making it convenient for local amenities and transport links. Viewings are highly recommended to fully appreciate the charm and spaciousness of this lovely residence.

ENTRANCE PORCH

HALLWAY

LOUNGE
16'2" x 11'11" (4.94m x 3.65m)




KITCHEN
15'1" x 8'6" (4.62m x 2.61m)



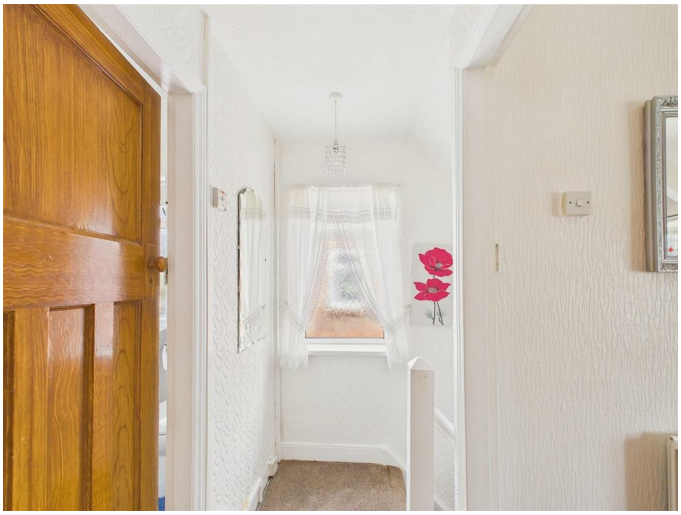

SNUG
12'3" x 11'6" (3.74m x 3.52m)



CONSERVATORY
11'5" x 5'11" (3.50m x 1.82m)




FIRST FLOOR LANDING



BEDROOM ONE
13'1" into bay x 12'0" (4.00m into bay x 3.66m)




BEDROOM TWO
11'7" x 11'6" (3.55m x 3.51m)





BEDROOM THREE/DRESSING ROOM
10'2" x 6'10" (3.11m x 2.10m)



WET ROOM
6'9" x 6'1" (2.08m x 1.87m)



EXTERNAL





DRIVEWAY



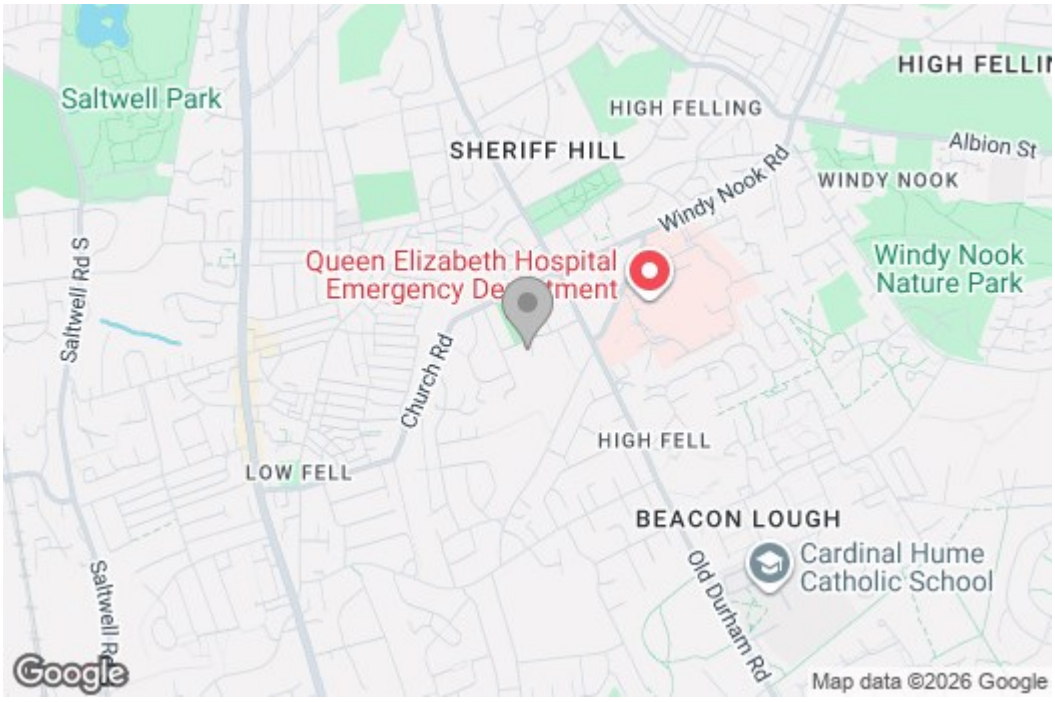
Property disclaimer

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.

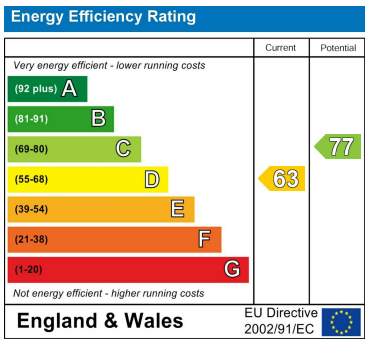
Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

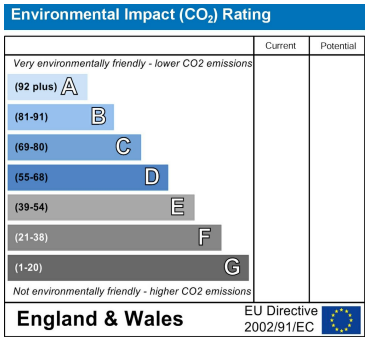
Floor Plan

Area Map



Energy Efficiency Graph





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