



97 Cemetery Road, Gateshead, NE8 3HH

Offers Over £140,000

Situated on the charming Cemetery Road in Gateshead, this well-presented town house offers a delightful blend of comfort and convenience. With three spacious bedrooms, two bathrooms and a ground floor w.c. this property is perfect for families or those seeking extra space. The accommodation is thoughtfully arranged over three floors, beginning with a welcoming entrance hallway that leads to a bright and airy lounge, ideal for relaxation. The dining kitchen is equipped with an integrated oven, making it a wonderful space for culinary enthusiasts and family gatherings. Additionally, the ground floor features a convenient w/c and a utility room, enhancing the practicality of daily living. On the first floor, you will find two generously sized bedrooms along with a family bathroom, providing ample space for family or guests. The second floor is dedicated to the main bedroom, which boasts an en-suite shower room, offering a private retreat for the homeowner. Outside, the property benefits from both front and rear gardens, perfect for enjoying the outdoors. A driveway provides off-street parking for two vehicles, a valuable asset in this bustling area. This substantial home is sensibly priced and ideally located for easy access to local amenities and transport links. We highly recommend viewing this property to fully appreciate its charm and potential.

ENTRANCE HALLWAY



UTILITY



LOUNGE

13'6 x 11'4 (4.11m x 3.45m)



DINING KITCHEN

14'5 x 8'3 (4.39m x 2.51m)



GROUND FLOOR W/C



HALF LANDING



FIRST FLOOR LANDING



FAMILY BATHROOM



BEDROOM TWO

11'10 x 7'6 (3.61m x 2.29m)



SECOND FLOOR LANDING

BEDROOM ONE

11'7 x 10'8 (3.53m x 3.25m)



EN-SUITE



BEDROOM THREE

9'6 x 7'4 (2.90m x 2.24m)



EXTERNAL



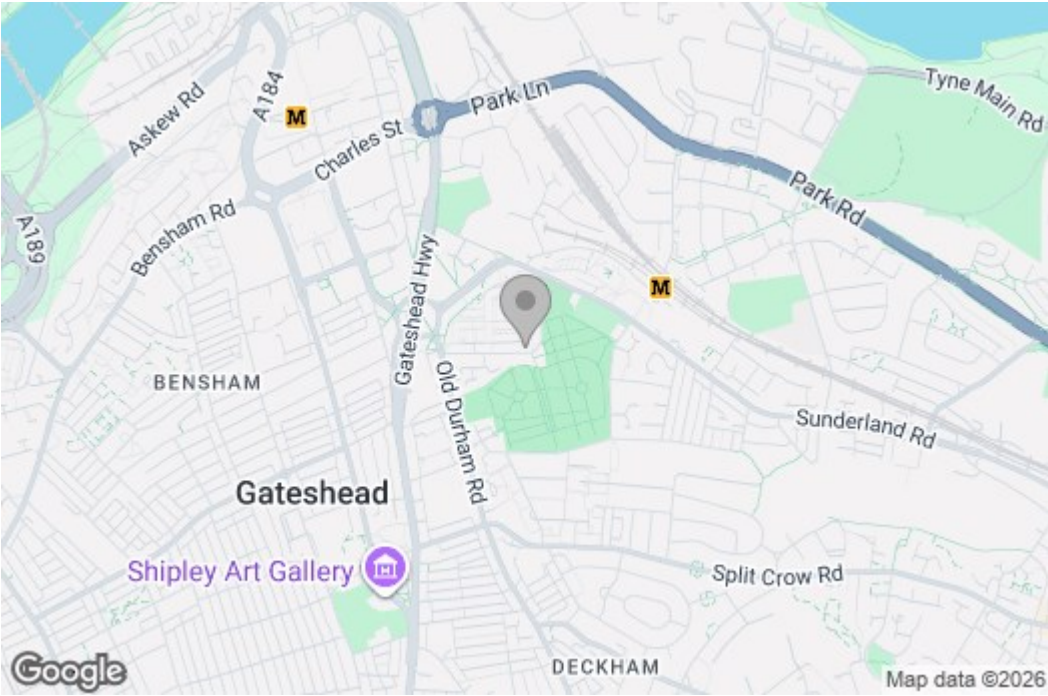
Property disclaimer

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

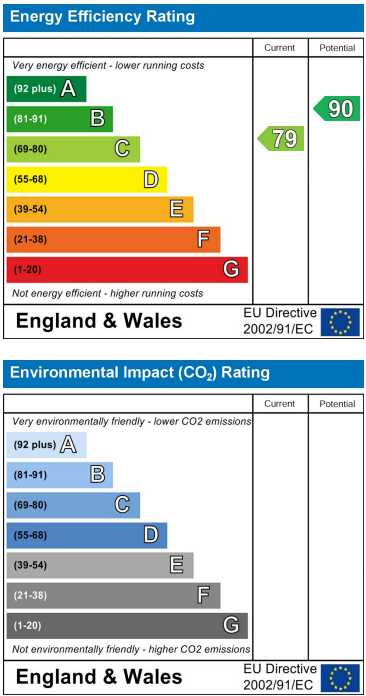
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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Energy Efficiency Graph



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