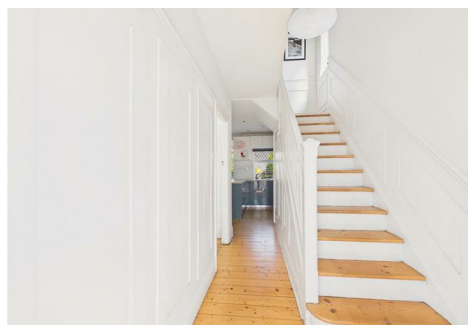




339 Rawling Road, Gateshead, NE8 4UH

Offers Over £150,000

Located on Rawling Road, this delightful semi-detached house offers a perfect blend of charm and modern living. With its original stained glass windows and beautifully stripped and varnished flooring throughout, the property exudes character and warmth. Upon entering, you are welcomed by a front entrance porch that leads into a spacious hallway. The lounge is a true highlight, featuring a striking fireplace that creates a cosy atmosphere, ideal for relaxing evenings. The breakfasting kitchen is both practical and inviting, complete with an Inglenook that adds a touch of rustic charm. Additionally, a handy utility and storage area enhances the functionality of the space. The first floor boasts a well-designed landing that leads to two generous bedrooms, each with its own unique features, including another charming fireplace in the main bedroom. The bathroom is conveniently located to serve both bedrooms. Outside, the property benefits from gardens to both the front and rear, providing a lovely outdoor space for gardening or enjoying the fresh air. Extras are negotiable, making this home even more appealing. Viewings are highly recommended to truly appreciate the spacious accommodation and the delightful features this property has to offer. This semi-detached house is not just a place to live; it is a wonderful home waiting to be cherished.

ENTRANCE PORCH

HALLWAY



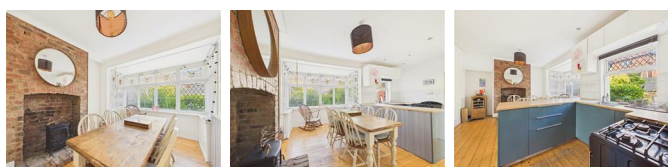
LOUNGE

13'8" x 11'4" (4.17m x 3.47m)



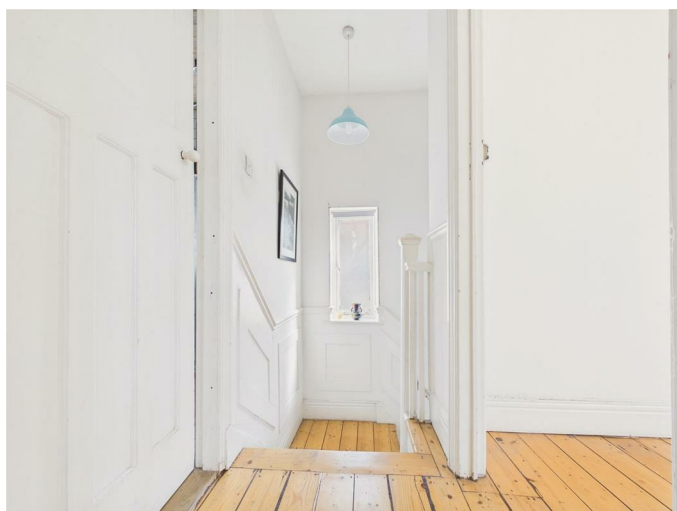
BREAKFASTING KITCHEN

17'7" x 15'10" (5.38m x 4.83m)



UTILITY/STORAGE AREA

FIRST FLOOR LANDING



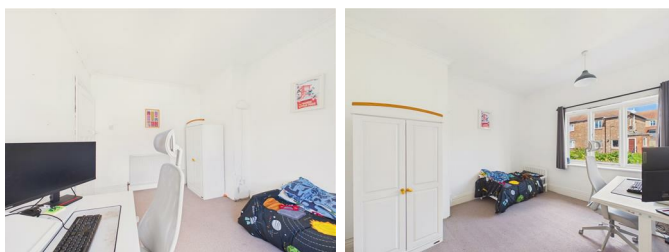
BEDROOM ONE

14'2" x 10'8" (4.32m x 3.26m)



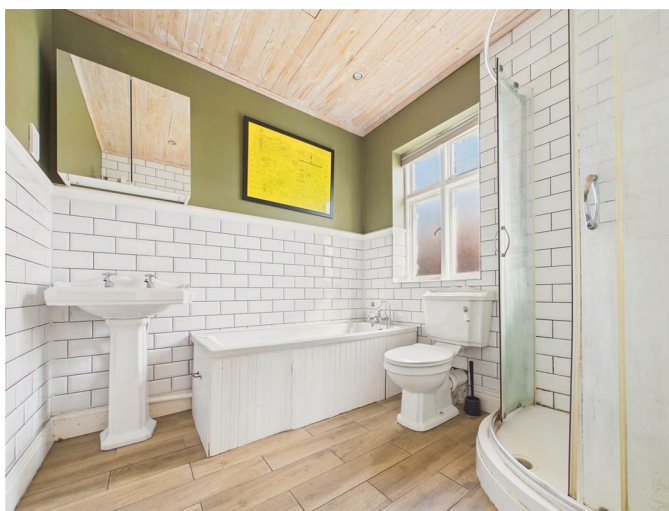
BEDROOM TWO

10'11" x 9'10" (3.34m x 3.00m)



BATHROOM

7'9" x 7'5" (2.37m x 2.27m)



EXTERNAL



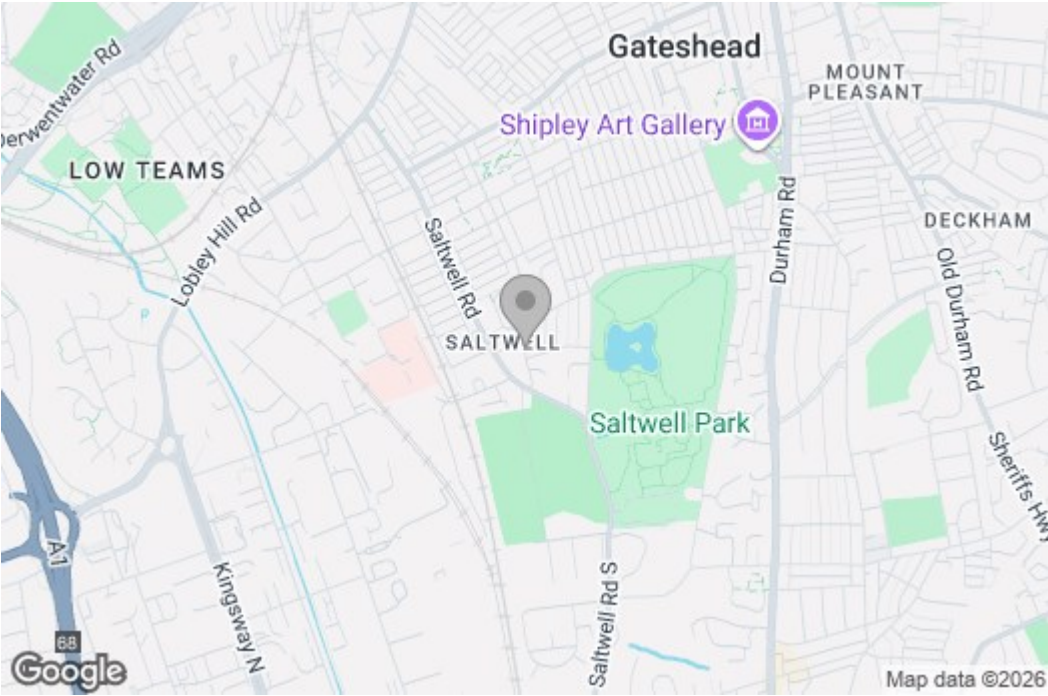
GARAGE

Property disclaimer

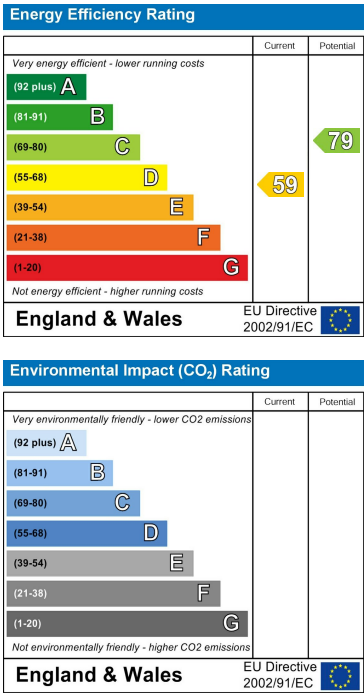
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.