



## 17 Havelock Close, Gateshead, NE8 1QX

Offers Over £125,000

Located in Havelock Close, this charming mid-terraced house offers a perfect blend of comfort and versatility. With two reception rooms and two well-proportioned bedrooms, this property is ideal for a variety of lifestyles, whether you are a first-time buyer, a small family, or seeking a home office space. Upon entering, you are greeted by a welcoming hallway featuring built-in storage cupboards, providing ample space for your belongings. The spacious lounge and dining room boasts a delightful living flame effect fire, creating a warm and inviting atmosphere. French doors lead you into a lovely conservatory, perfect for enjoying the garden views throughout the seasons. The breakfasting kitchen is well-equipped with an integrated oven and features patio doors that open onto a charming rear patio, ideal for alfresco dining or relaxing in the sun. The separate dining room offers flexibility, allowing it to serve as a ground floor bedroom or a home office, catering to your personal needs. A Wet Room is conveniently located on the ground floor. Ascending to the first floor, you will find two double bedrooms, both complete with vanity wash basins, ensuring convenience and comfort. The shower room is well-appointed, providing a practical space for your daily routines. Outside, the property benefits from gardens to both the front and rear, with an electric roller shutter door granting off-street parking for your convenience. Additionally, there are garden sheds and a workshop, providing ample storage solutions. There are approx 14 Solar Panels and two batteries. This sensibly priced home is a must-see, and viewings are highly recommended to fully appreciate the spacious and adaptable accommodation it offers. Don't miss the opportunity to make this delightful property your own.

## **ENTRANCE HALLWAY**

## **DINING ROOM/GROUND FLOOR BEDROOM**

11'4" x 8'5" (3.46m x 2.58m)

## **DINING KITCHEN**

12'1" x 11'4" (3.70m x 3.46m)

## **WET ROOM**

7'2" x 6'4" (2.19m x 1.95m)

## **LOUNGE**

21'1" x 10'4" (6.43m x 3.17m)

## **GARDEN ROOM**

10'0" x 8'11" (3.06m x 2.73m)

## **FIRST FLOOR LANDING**

## **BEDROOM ONE**

11'6" x 11'5" (3.52m x 3.48m)

## **SHOWER ROOM**

## **BEDROOM TWO**

11'6" x 10'5" (3.51m x 3.18m)

## **EXTERNAL**

## **CAR PORT**

### **Agent Note**

There are solar panels on the property roof which are owned by the current seller. These are to be left along with two batteries.

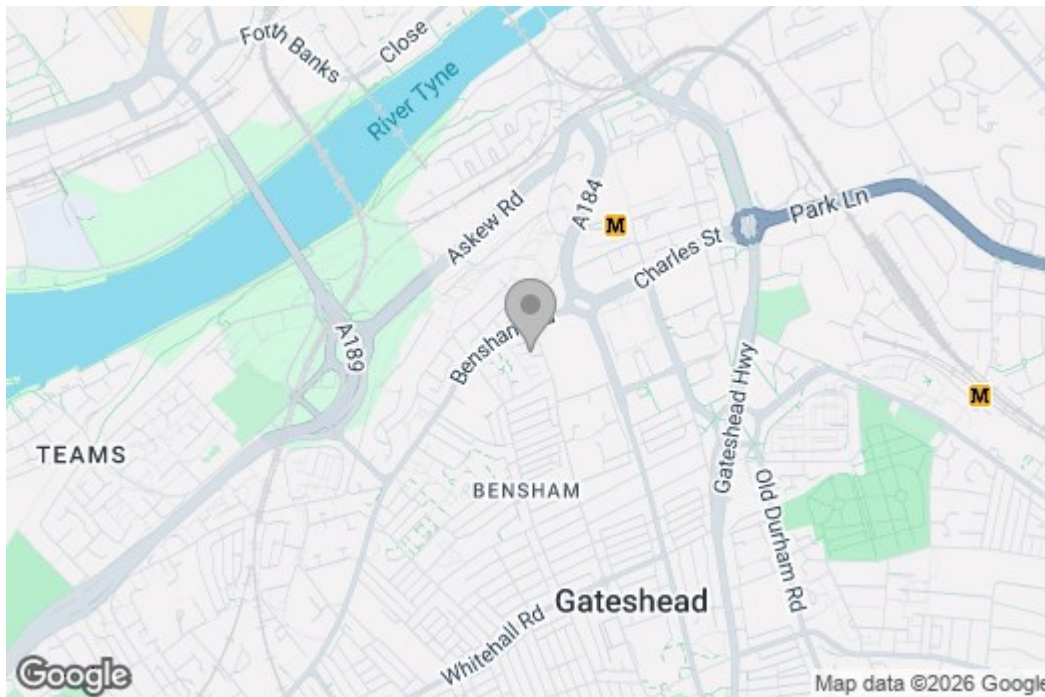
### **Property disclaimer**

**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.

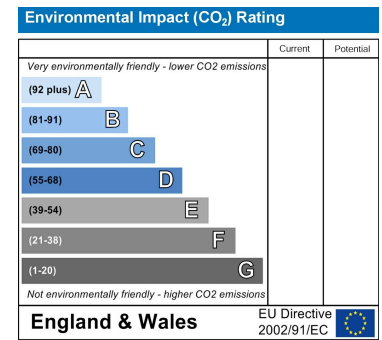
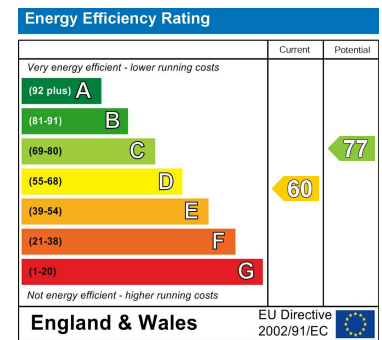
# Floor Plan



# Area Map



# Energy Efficiency Graph



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