

## 50 Joicey Road, Gateshead, NE9 5HN

Offers Over £315,000

Nestled on the charming Joicey Road, Low Fell, this spacious extended terraced house offers a delightful family home spread over three floors. With four generously sized bedrooms, this property is perfect for those seeking comfort and space in a popular central location. Upon entering, you are greeted by a welcoming hallway that leads to two versatile reception rooms. The front reception room, adorned with a lovely bay window and feature fire can serve as a cosy lounge or an elegant dining room, providing a perfect setting for family gatherings. The second reception room, located at the rear, features French doors that open up to a delightful garden, seamlessly blending indoor and outdoor living. The breakfasting kitchen is equipped with modern appliances and boasts a charming log-burning stove, creating a warm and inviting atmosphere for culinary adventures. The first floor accommodates three spacious bedrooms, each offering ample natural light and comfort. A modern three-piece bathroom completes this level, ensuring convenience for the family. Ascending to the second floor, you will find a further bedroom tucked away in the attic space, enhanced by Velux windows that invite in the sunlight. Outside, the property features a lovely rear garden, perfect for enjoying the outdoors, as well as a mature forecourt garden at the front, adding to the home's curb appeal. This property is not just a house; it is a wonderful family home that combines space, style, and a prime location. Do not miss the opportunity to make this charming residence your own. \*\* PLEASE NOTE there is a garage to the rear of the property that is in need of repair and the property has been priced to allow for repair or removal by any prospective purchaser. \*\*

## ENTRANCE HALLWAY



## GROUND FLOOR WC



## DINING ROOM



## ACCOMMODATION FIRST FLOOR



## LOUNGE



## BEDROOM ONE



## BREAKFASTING KITCHEN



## BEDROOM TWO



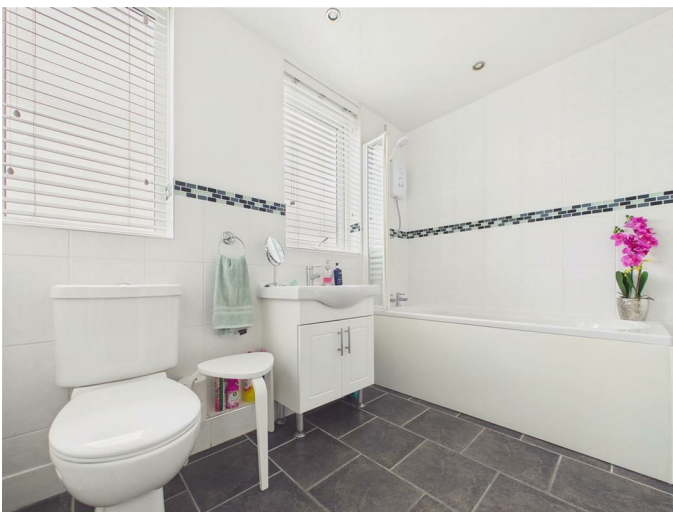
## BEDROOM FOUR



## BEDROOM THREE



## BATHROOM/W.C.



## ACCOMMODATION SECOND FLOOR

### EXTERNAL

#### AGENTS NOTE

\*\*\* PLEASE BE AWARE THAT THERE IS A GARAGE LOCATED AT THE REAR OF THE HOME, HOWEVER IT IS IN NEED OF REPAIR, THE PROPERTY HAS BEEN PRICED TO ALLOW FOR THE REPAIR OR REMOVAL BY ANY PROSPECTIVE PURCHASER \*\*\*

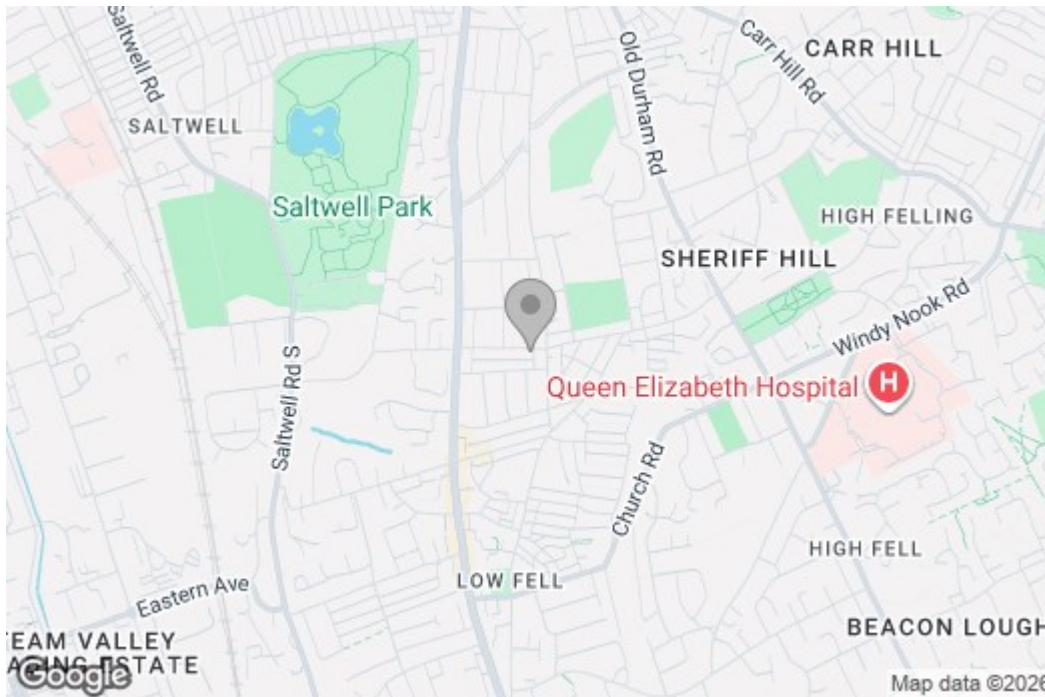
#### Property disclaimer

**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.

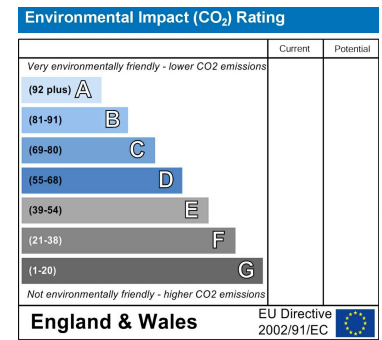
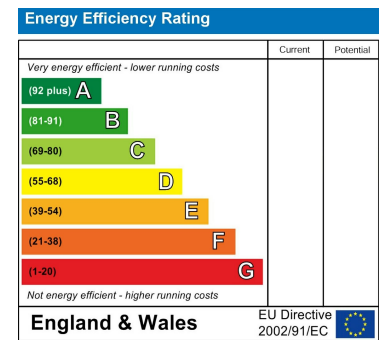
# Floor Plan



# 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.