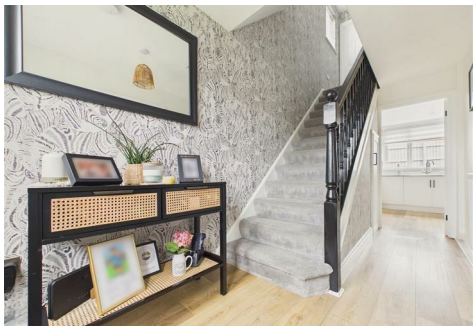
GORDON BROWN
SALES & LETTING







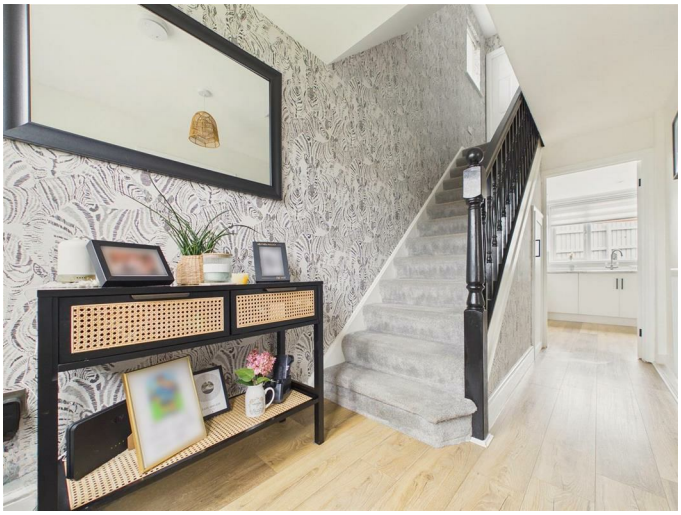


32 Grange Estate, Gateshead, NE11 0TR

Offers Over £189,950

Nestled within the sought-after Grange Estate in Kibblesworth, this immaculately presented semi-detached house offers a perfect blend of modern living and comfort. The property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxation and entertaining. The kitchen is equipped with an integrated oven and provides convenient access to the dining room, which in turn leads to the garage featuring a utility area at the rear. This thoughtful layout enhances the functionality of the home, catering to both everyday living and social gatherings. The first floor landing includes a built-in storage cupboard, ensuring that space is maximised throughout the property. The main bedroom is particularly noteworthy, complete with fitted wardrobes and offering delightful views. The additional bedrooms also provide lovely outlooks, creating a serene atmosphere. The bathroom has been tastefully updated, reflecting the significant refurbishments undertaken in the last five years, which include a complete rewire, re-plastering, a new garage roof, guttering, flooring, and a modern bathroom suite. Outside, the enclosed garden to the rear provides a private space for outdoor activities or relaxation, while the driveway and garage offer ample parking solutions. This property is a true gem in a popular area, and viewings are highly recommended to fully appreciate the quality and charm it has to offer.

ENTRANCE HALLWAY



LOUNGE

13'2" x 11'10" (4.02m x 3.61m)





KITCHEN

10'8" x 9'6" extd to 11'7" (3.26m x 2.92m extd to 3.55m)




DINING ROOM

11'5" x 8'11" (3.50m x 2.72m)




FIRST FLOOR LANDING



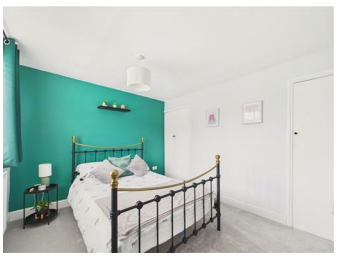
BEDROOM ONE

11'10" extd to 13'10" into recess x 11'0" (3.62m extd to 4.22m into recess x 3.36m)

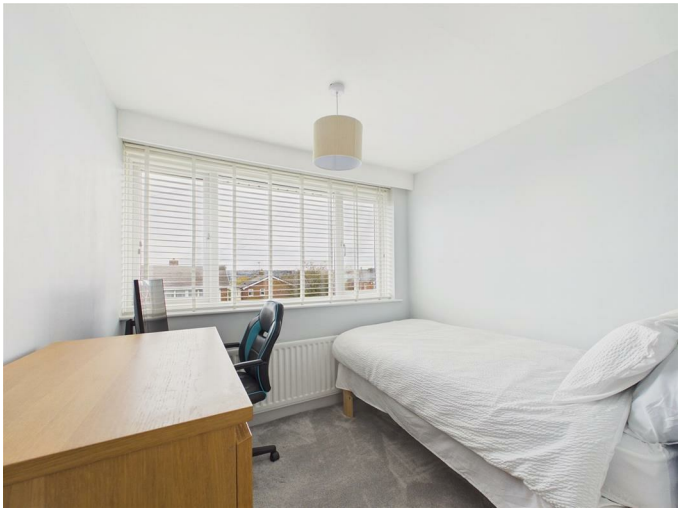


BEDROOM TWO

10'11" x 9'6" (3.33m x 2.92m)




BEDROOM THREE
9'2" x 8'3" (2.80m x 2.54m)



BATHROOM
2.53M X 1.56M



GARAGE
23'1" x 9'10" (7.04m x 3.02m)



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.

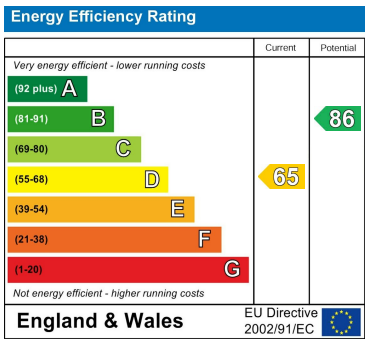
Floor Plan

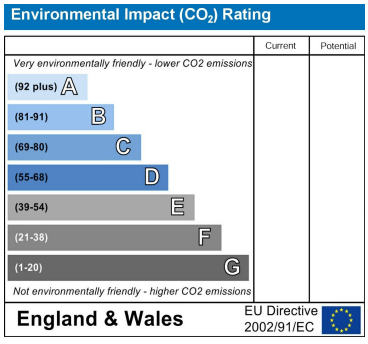


Area Map



Energy Efficiency Graph





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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