GORDON
BROWN
SALES & LETTING







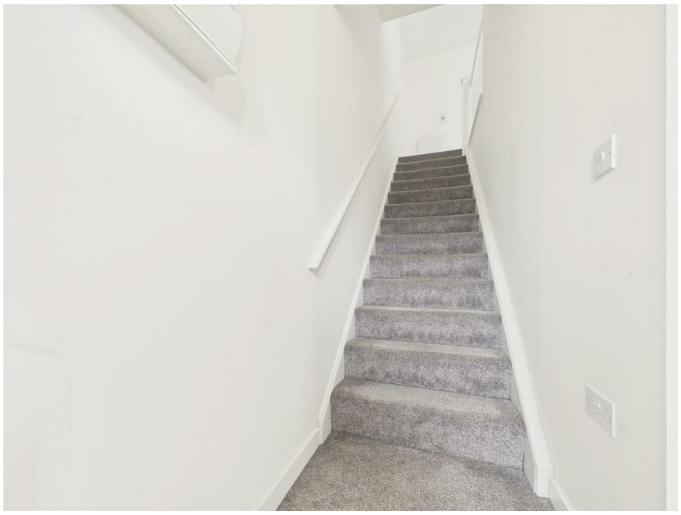


23 Nightingale Wynd, Gateshead, NE9 7FE

£161,000

** This home is offered as part of the affordable housing scheme with Sunderland Council where a 30% discount has been applied from market value, making it an excellent opportunity for those looking to step onto the property ladder. ** The successful applicant must either work, live or have a strong family connection to Sunderland, making it an excellent opportunity for those looking to step onto the property ladder. Nestled in the charming development of Springwell Village, Nightingale Wynd presents a delightful semi-detached house that is perfect for first-time buyers. This lovely home boasts a spacious layout, beginning with a welcoming entrance hallway that leads into a comfortable lounge, adorned with elegant plantation shutters. The lounge seamlessly connects to a well-appointed dining kitchen, featuring modern LVT flooring, which is ideal for both cooking and entertaining. Convenience is key, with a handy utility room and a ground floor w/c enhancing the practicality of the living space. Ascending to the first floor, you will find three generously sized bedrooms, providing ample space for relaxation and rest. The family bathroom is also located on this level, ensuring that all essential amenities are within easy reach. Outside, the property benefits from a driveway at the front, offering off-street parking, while the rear garden provides a lovely outdoor space for leisure and enjoyment. Viewings are highly recommended to truly appreciate the charm and potential of this wonderful residence. Don't miss your chance to make this house your home. PLEASE READ AGENTS NOTE.

ENTRANCE HALLWAY



GROUND FLOOR W/C



LOUNGE

13'9" x 12'9" (4.21m x 3.91m)





DINING KITCHEN

13'10" x 10'8" (4.24m x 3.26m)




UTILITY ROOM

8'5" x 5'2" (2.57m x 1.58m)

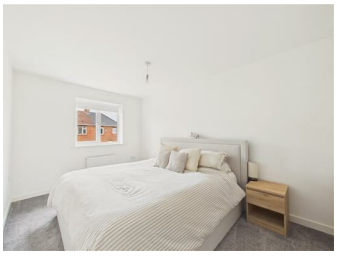
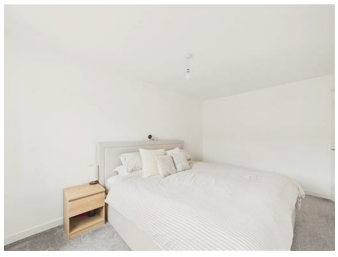


FIRST FLOOR LANDING



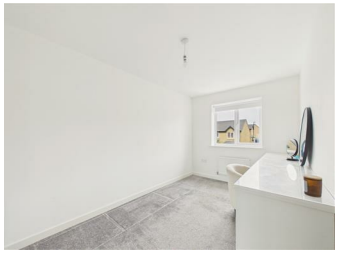
BEDROOM ONE

13'10" x 8'10" (4.24m x 2.70m)

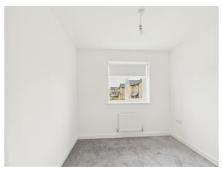
BEDROOM TWO

13'7" x 8'10" (4.16m x 2.70m)

BEDROOM THREE
8'4" x 8'3" (2.55m x 2.54m)





FAMILY BATHROOM
9'4" x 7'1" (2.86m x 2.17m)



EXTERNAL



AGENTS NOTES
Criteria, MUST HAVE AT LEAST ONE
Must currently live within Sunderland and have done so for the last 12
months (e.g. Bank Statement or Payslip, showing the applicant's
address from 12 months prior to the application being made)
Must be employed on a permanent basis within Sunderland or are to
be employed on a permanent basis in Sunderland or have retired from
employment within Sunderland and wish to remain in the City (e.g.
Payslip, Contract of Employment)
Must have a longstanding family connection in Sunderland, such as
the children of residents or elderly people who need to move back to
the area to care for or be cared for by relatives or other carers (name,
contact details and details of connection)
Is a former member of the armed forces who is returning to
Sunderland upon discharge

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.

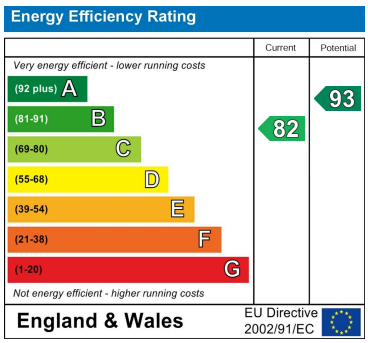
AI ENHANCEMENT
** Please note some of the images have been enhanced to show how the room could look if it was furnished.

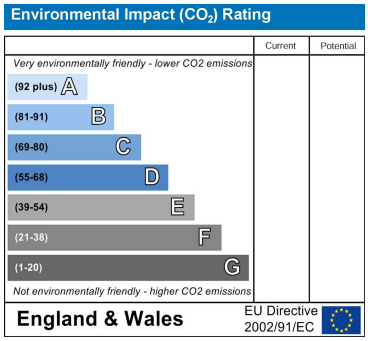
Floor Plan

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.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk