GORDON
BROWN
SALES & LETTING









61, Gainford, Gateshead, NE9 6PW

Offers Over £130,000

Located on Gainford, this spacious three bedroom terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a delightful outlook both at the front and rear, enhancing its appeal. Upon entering, you are greeted by a welcoming entrance hallway that leads to a well-proportioned lounge, perfect for relaxation. The internal hallway features built-in laundry and storage cupboards, providing practical solutions for everyday living. The heart of the home is the dining kitchen, which is equipped with an integrated oven and dishwasher, complemented by stylish LVT flooring. French doors open onto a lovely patio area, creating an ideal space for al fresco dining or entertaining guests. The versatility of this property is further highlighted by an additional room that can serve as a home office or playroom, catering to various lifestyle needs. Ascending to the first floor, you will find three bedrooms, each offering breathtaking views that add to the charm of this residence. The family bathroom has been tastefully refurbished by the current vendor, ensuring a modern and comfortable space. Outside, the property features low-maintenance gardens both at the front and rear, allowing you to enjoy the outdoors without the burden of extensive upkeep. The open aspect to the front enhances the sense of space and tranquillity. This lovely home is a must-see, and viewing is essential to fully appreciate its many qualities. Whether you are a first-time buyer or looking to downsize, this property offers a wonderful blend of comfort and convenience in a sought-after location.

ENTRANCE HALLWAY

LOUNGE
14'11" x 10'1" (4.57m x 3.08m)






INTERNAL HALLWAY



DINING KITCHEN
14'11" x 10'2" (4.56m x 3.10m)

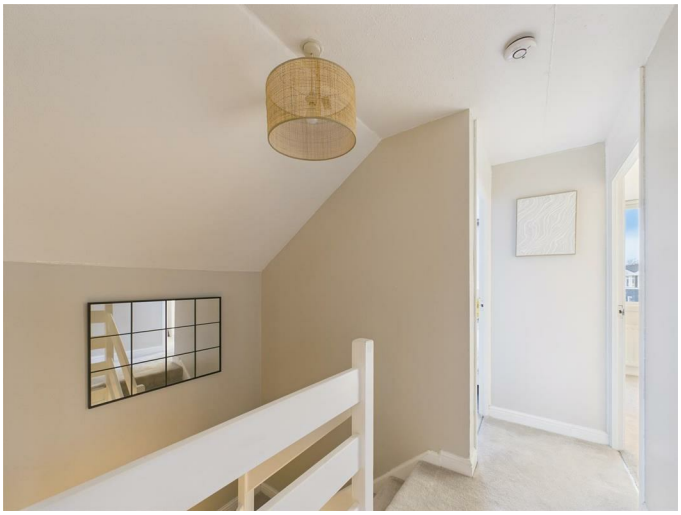




UTILITY ROOM/HOME OFFICE



FIRST FLOOR LANDING



BEDROOM ONE
15'1" x 10'5" (4.60m x 3.18m)





BEDROOM TWO
11'2" x 10'2" (3.42m x 3.11m)




BEDROOM THREE
10'2" x 6'11" (3.11m x 2.11m)



BATHROOM
8'2" x 5'6" (2.50m x 1.69m)



EXTERNAL





Property disclaimer

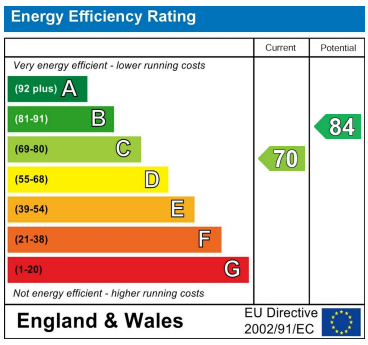
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

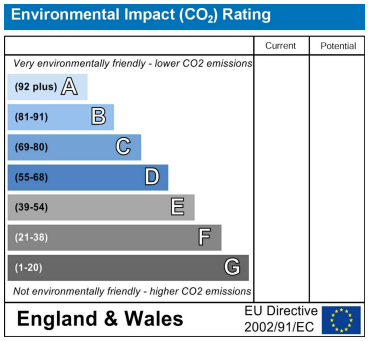
Floor Plan

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.

429 Durham Road
Gateshead
NE9 5AN

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