GORDON BROWN
SALES & LETTING

## 103 Broadway, Gateshead, NE9 5QB

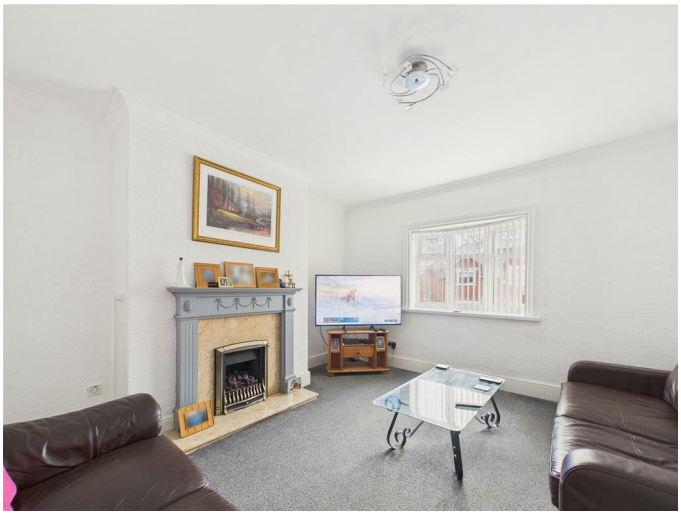
£125,000

Located in an elevated position on the popular Broadway in Gateshead, this spacious semi-detached house offers a delightful blend of comfort and practicality. The property features a welcoming entrance hallway that leads to a convenient ground floor w/c and a useful utility/washroom, perfect for modern family living. The heart of the home is the inviting lounge, which boasts a charming bow window that fills the space with natural light, creating a warm and welcoming atmosphere. Adjacent to the lounge is a well-appointed breakfasting kitchen, ideal for casual dining and entertaining. The addition of a conservatory further enhances the living space, providing a lovely area to relax and enjoy views of the garden. The first floor landing allows access into two generously sized double rooms, ensuring ample space for family or guests. The family bathroom is conveniently located to serve both bedrooms. Outside, the property benefits from gardens to both the front and rear, offering a pleasant outdoor space for gardening, play, or simply enjoying the fresh air. Viewings are highly recommended to fully appreciate the charm and potential of this lovely home. Whether you are a first-time buyer or looking for a family residence, this semi-detached house on Broadway is sure to impress.

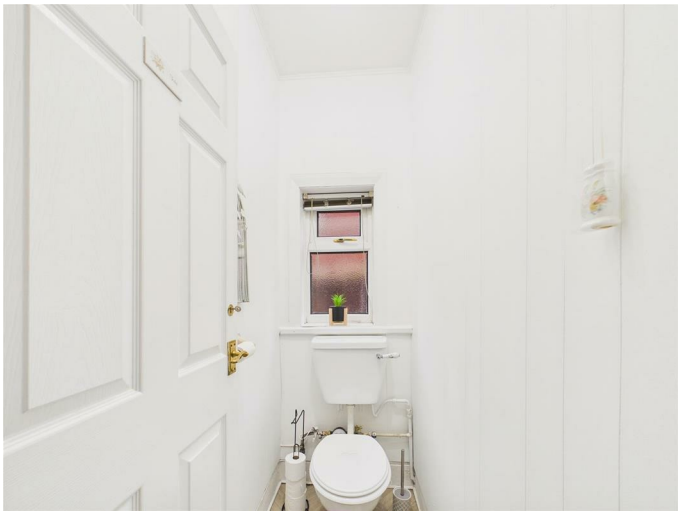
## ENTRANCE HALLWAY

## LIVING ROOM

14'2" x 12'8" (4.32m x 3.87m)



## GROUND FLOOR W/C



## UTILITY/WASHROOM

4'11" x 1'8" (1.52m x 0.53m)

## KITCHEN

12'10" x 8'2" (3.93m x 2.50m)

## CONSERVATORY

12'3" x 10'7" (3.74m x 3.25m)

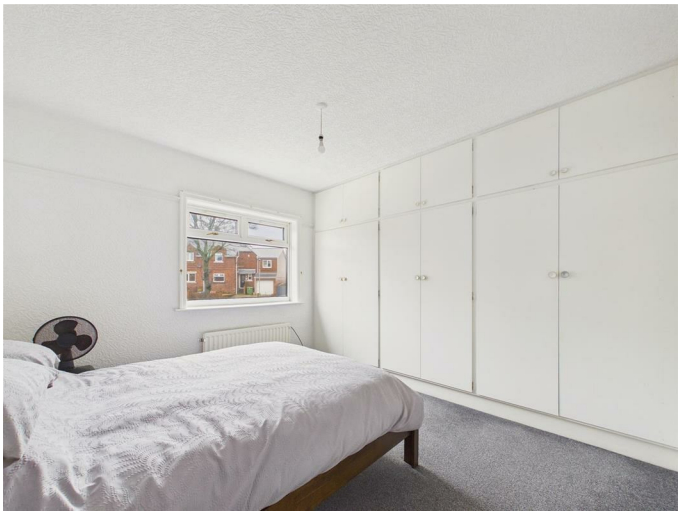
## FIRST FLOOR LANDING

## FAMILY BATHROOM

8'11" x 8'2" (2.74m x 2.51m)

## BEDROOM ONE

12'0" x 10'6" (3.66m x 3.21m)



## BEDROOM TWO

10'6" x 10'4" (3.21m x 3.16m)

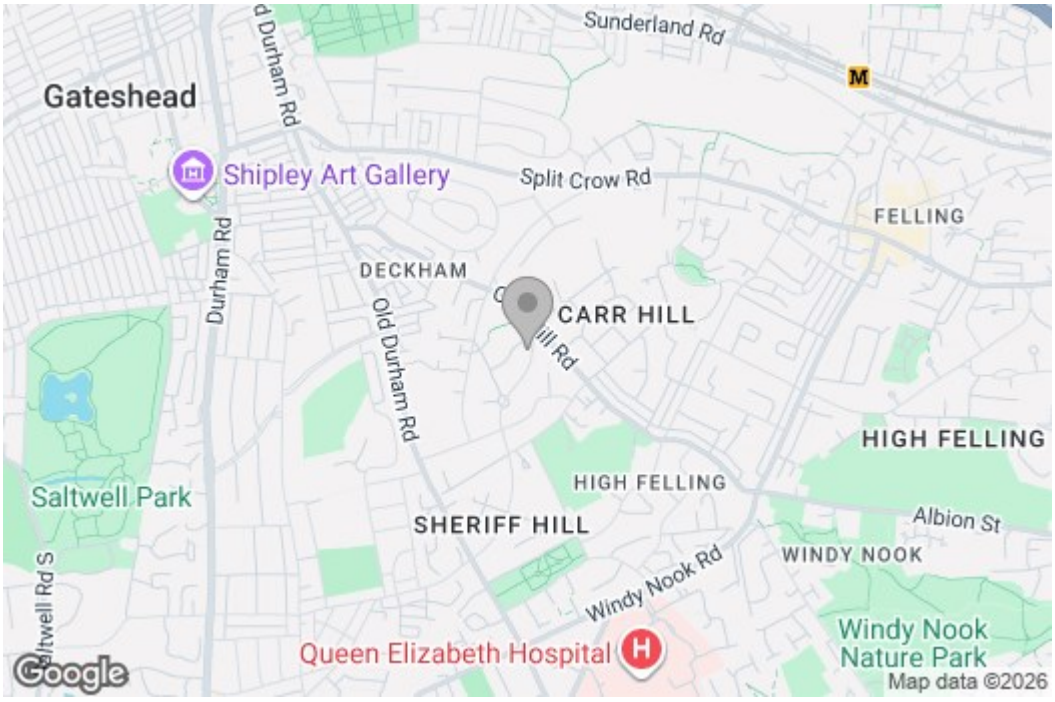
## EXTERNAL

## Property disclaimer

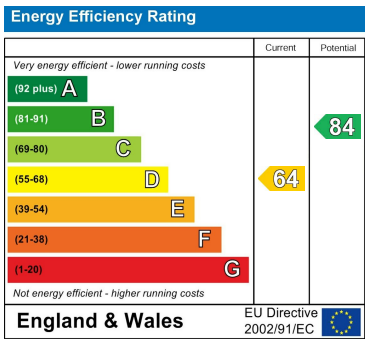
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

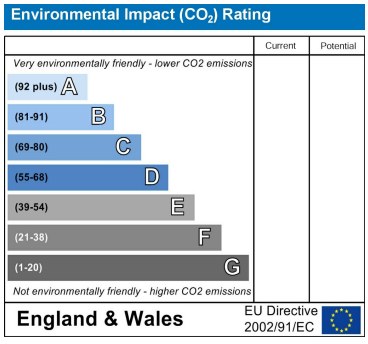
## Floor Plan

## Area Map




## Energy Efficiency Graph

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