



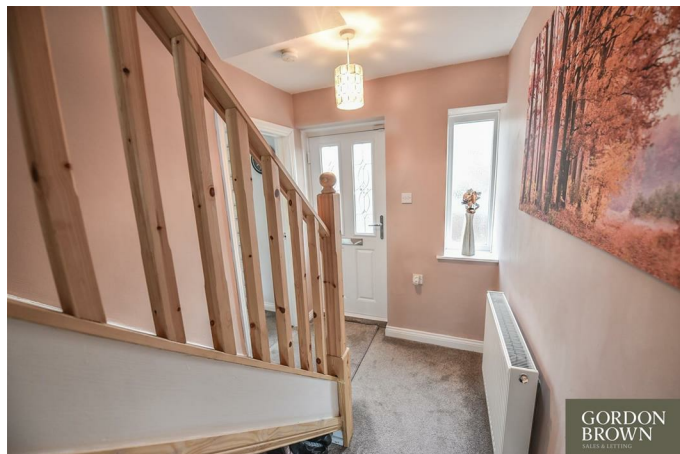
## 10 Englefeld, Gateshead, NE10 8RL

£130,000

We are delighted to bring to the market this immaculately presented double fronted three bedroom home located on Englefeld which sits on the ever popular Leam Lane Estate. The property benefits from double glazing and gas central heating. Accommodation briefly comprises -: Entrance Hallway, Lounge with Bow window and French doors that open up onto the rear garden. A modern breakfasting kitchen with integrated oven and hob completes the ground floor. To the first floor there are three bedrooms and a modern shower room with double size walk in shower unit and a waterfall shower installed. Externally the home has low maintenance gardens to both the front and rear. The rear garden having a paved patio area, artificial grass and two storage sheds. An internal viewing is essential to fully appreciate the standard of accommodation on offer here in this lovely family home.



### Entrance hallway



### Lounge

17'10" x 10'10" (5.45 x 3.32)



### Breakfasting kitchen

17'11" x 13'3" (5.47 x 4.05)



### Accommodation first floor

#### Bedroom one

11'2" x 9'11" (3.42 x 3.04)



#### Bedroom Two

8'10" x 8'0" (2.71 x 2.44)



### Bedroom three

8'10" x 8'0" (2.71 x 2.44)



### Shower room/ wc



### 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



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.

Energy Efficiency Graph

