



**GORDON BROWN**  
SALES & LETTING



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**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

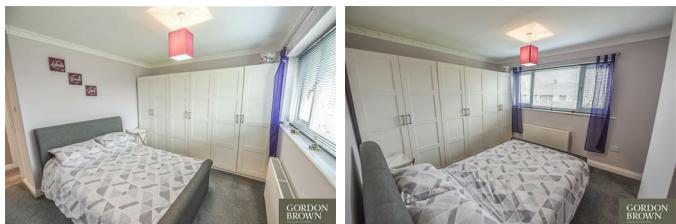
17'11" x 13'3" (5.47 x 4.05)



## 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

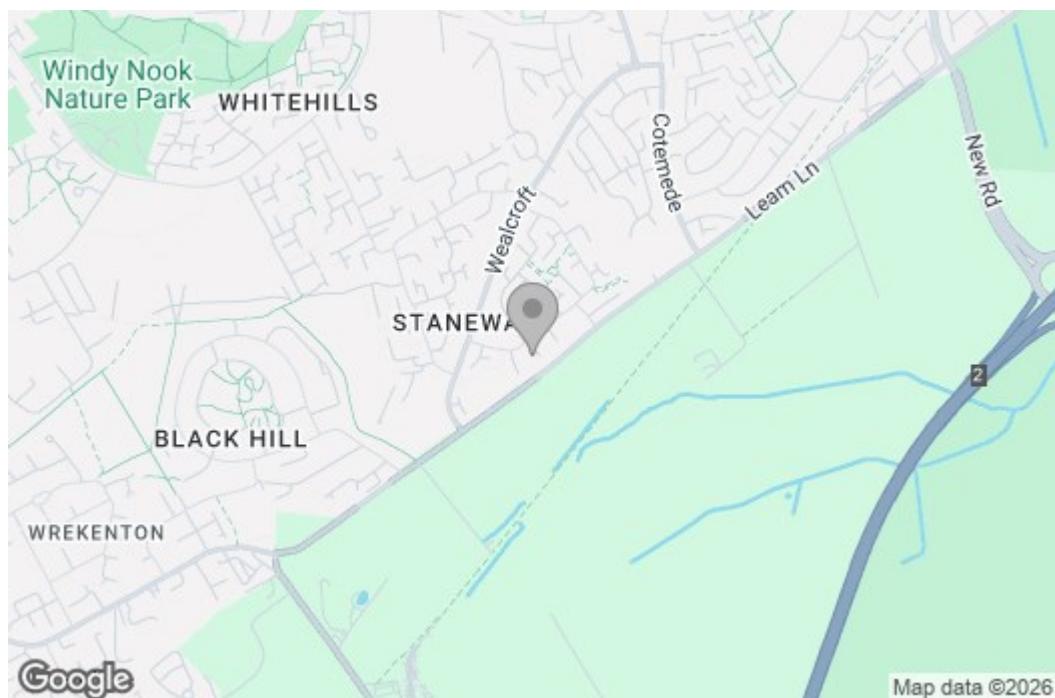


## Property disclaimer

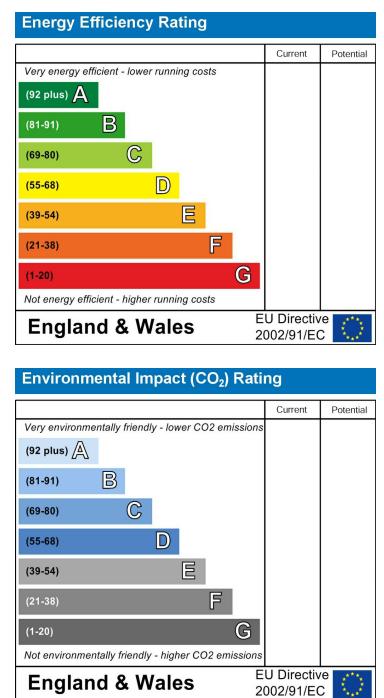
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## Floor Plan

### Area Map



### Energy Efficiency Graph



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 firms employment has the authority to make or give an representation or warranty in respect of the property.