



## 3 Evenwood Gardens, Gateshead, NE9 5RT

Offers Over £190,000

Nestled in the desirable Evenwood Gardens, this extended semi-detached house presents a wonderful opportunity for those seeking a spacious and versatile family home. The property boasts two reception rooms, providing ample space for relaxation and entertainment. Upon entering, you are greeted by a welcoming entrance porch and hallway that leads to a bright lounge, featuring a window that overlooks the front, offering a pleasant outlook. The kitchen, equipped with a stable door, provides convenient access to the outside, making it ideal for those who enjoy al fresco dining. A snug area, complete with a wall-mounted fire, leads into a charming conservatory, perfect for enjoying the garden views throughout the seasons. The first floor comprises a well-appointed main bedroom, which benefits from fitted wardrobes and a bay window that frames lovely views. A second bedroom, also with fitted wardrobes, includes a dressing room, adding to the practicality of the space. The wet room, fitted with an electric shower, offers modern convenience. Externally, the property features a driveway at the front, complemented by a tiered paved garden. The rear garden is a delightful retreat, laid to lawn with a paved patio and a sunken patio area, ideal for enjoying sunny afternoons or hosting gatherings. This home is situated in a central location, making it convenient for local amenities and transport links. Viewings are highly recommended to fully appreciate the charm and spaciousness of this lovely residence.

## ENTRANCE PORCH

## HALLWAY

## LOUNGE

16'2" x 11'11" (4.94m x 3.65m)



## KITCHEN

15'1" x 8'6" (4.62m x 2.61m)



## SNUG

12'3" x 11'6" (3.74m x 3.52m)



## CONSERVATORY

11'5" x 5'11" (3.50m x 1.82m)



## FIRST FLOOR LANDING



## BEDROOM ONE

13'1" into bay x 12'0" (4.00m into bay x 3.66m)



## BEDROOM TWO

11'7" x 11'6" (3.55m x 3.51m)



## BEDROOM THREE/DRESSING ROOM

10'2" x 6'10" (3.11m x 2.10m)



## WET ROOM

6'9" x 6'1" (2.08m x 1.87m)



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.

## EXTERNAL



## DRIVEWAY

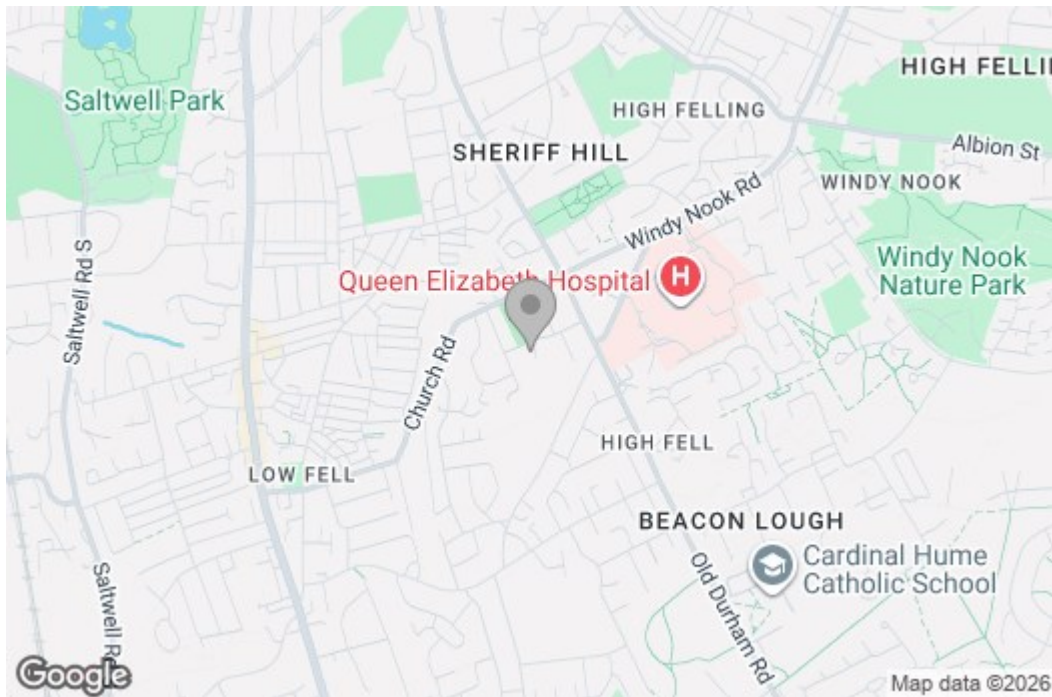


## Property disclaimer

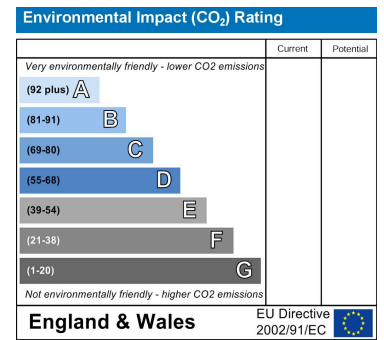
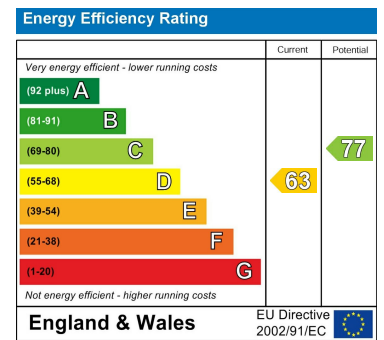
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# Floor Plan

## 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.