



## 66 Windy Nook Road, Gateshead, NE10 9RH

Offers Over £169,950

Welcome to this charming semi-detached house located on the desirable Windy Nook Road, nestled within a popular residential area. This sensibly priced family home offers a comfortable and inviting living space that is sure to appeal to a wide range of buyers. Upon entering, you are greeted by an entrance hallway that sets the tone for the rest of the house. The ground floor boasts a generously sized living area, perfect for relaxing and entertaining. The fitted kitchen is both functional and stylish, offering a space for culinary creativity, while a separate utility room provides convenience and additional storage.

Ascending to the first floor, you will find a well-lit landing leading to three inviting bedrooms, each offering a cosy retreat for the whole family. A modern bathroom completes the upper level.

Externally, the property features well-maintained gardens to the front and rear, offering outdoor spaces for enjoying the fresh air and sunshine. A driveway to the front provides convenient off-road parking.

This property truly offers a wonderful opportunity for a new owner to create their dream home in a sought-after location. Viewing is essential to fully appreciate the charm and potential that this fantastic property has to offer. FREEHOLD

## ENTRANCE HALLWAY



## LOUNGE

18'0" x 14'11" (5.49m x 4.55m)



## KITCHEN

10'5" x 8'0" (3.2m x 2.45m)



## UTILITY ROOM



## FIRST FLOOR LANDING



## BEDROOM ONE

12'11" x 10'7" (3.96m x 3.25m)



## BEDROOM TWO

12'0" x 8'0" (3.66m x 2.46m)



## BEDROOM THREE

7'10" x 6'11" (2.4m x 2.13m)



## BATHROOM



## EXTERNAL



### Property disclaimer

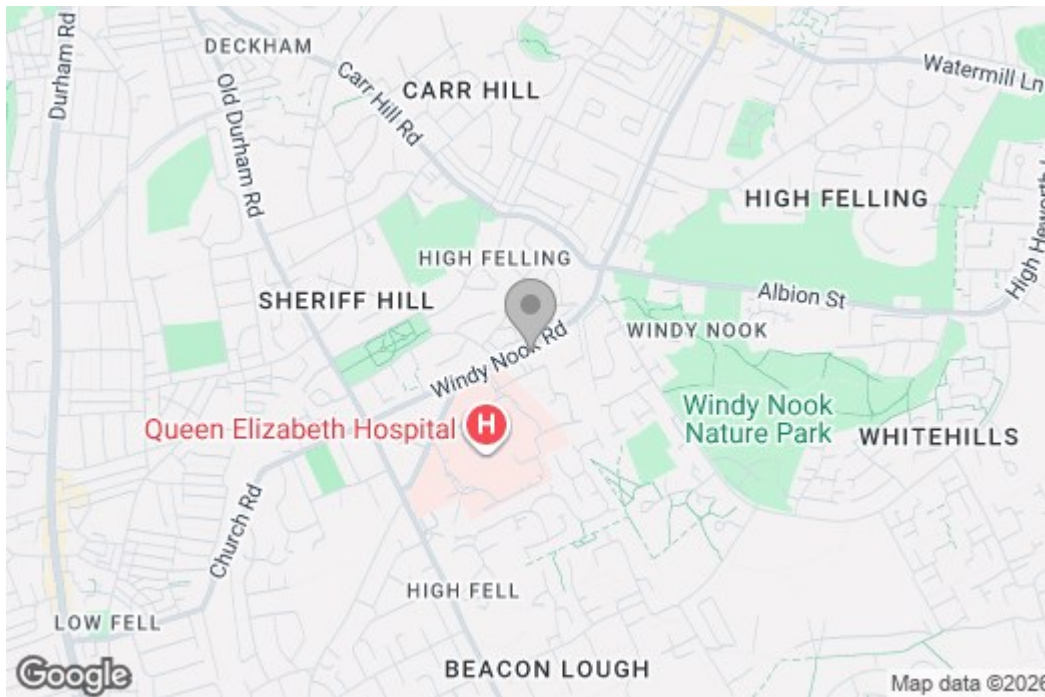
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

### Tenure

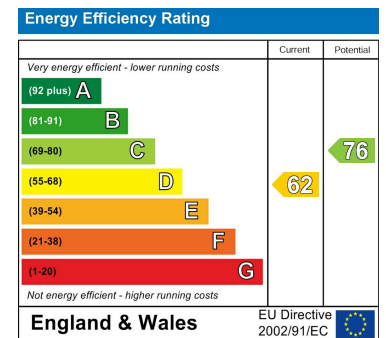
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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