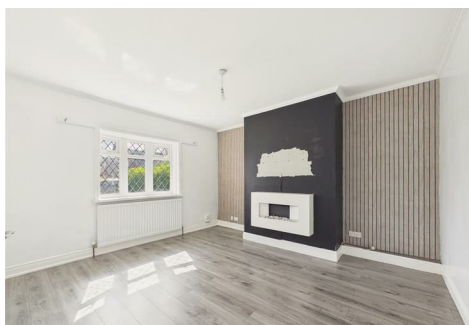
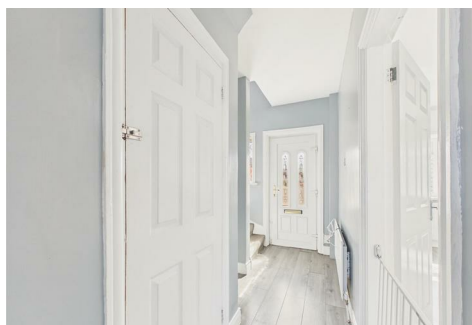




76 Armstrong Street, Gateshead, NE8 4XS

£159,950

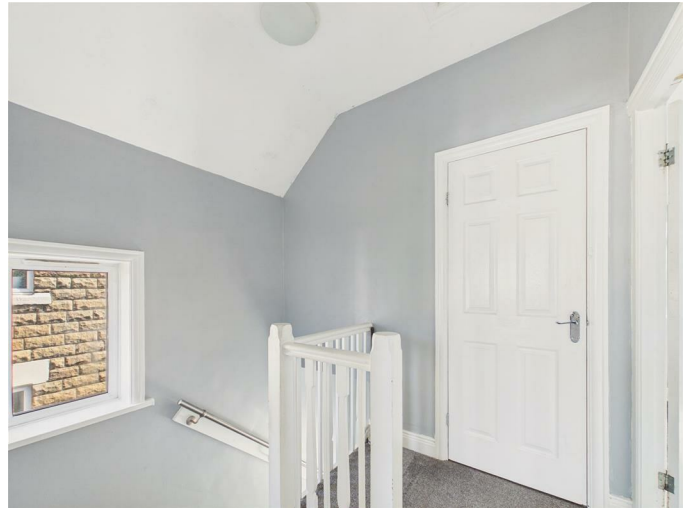
Located in the sought-after Racecourse Estate, this charming semi-detached house on Armstrong Street offers a perfect blend of comfort and convenience. The property boasts a spacious layout, beginning with an inviting entrance hallway that features stylish laminate flooring and a built-in storage cupboard, providing ample space for your belongings. The lounge is a delightful space, enhanced by a living flame effect fire, creating a warm and welcoming atmosphere for relaxation or entertaining guests. The kitchen is well-equipped with an integrated oven and provides easy access to the rear garden, making it ideal for outdoor dining or enjoying a morning coffee in the fresh air. On the first floor, you will find three generously sized bedrooms, two of which come with built-in storage, ensuring that space is never an issue. The bathroom is bright and airy, thanks to its dual aspect windows, offering a pleasant environment for your daily routines. The property also features a gated driveway at the front, providing secure off-road parking, while the low-maintenance gardens at both the front and rear offer a lovely outdoor space without the hassle of extensive upkeep. This delightful home is a must-see, and viewings are highly recommended to fully appreciate its charm and potential.

Whether you are a first-time buyer or looking for a family home, this property is sure to meet your needs.

ENTRANCE HALLWAY



FIRST FLOOR LANDING



LOUNGE

13'10" x 12'11" (4.23m x 3.95m)



BEDROOM ONE

12'7" x 11'9" (3.86m x 3.59m)



KITCHEN

12'9" x 8'3" (3.90m x 2.53m)



BEDROOM TWO

12'10" x 10'5" (3.93m x 3.20m)



BATHROOM

8'3" x 7'11" (2.53m x 2.42m)

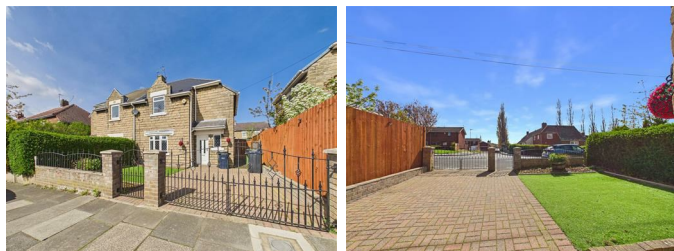


BEDROOM THREE

8'10" x 8'1" (2.71m x 2.48m)



GATED DRIVEWAY



EXTERNAL



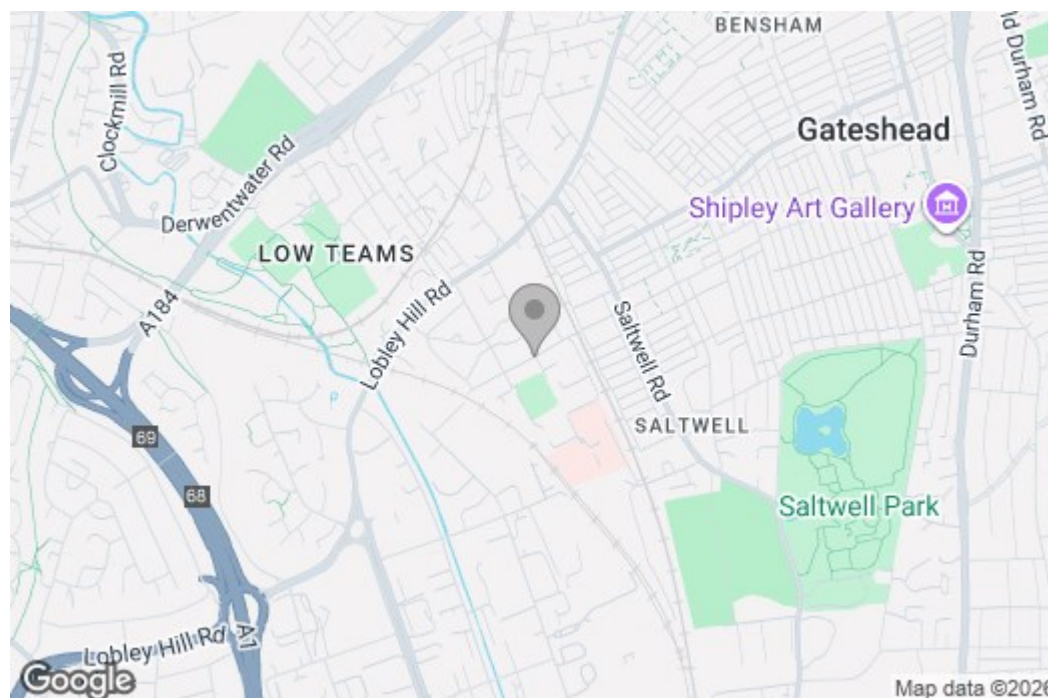
Property disclaimer

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 a representation or warranty in respect of the property.

Energy Efficiency Graph

