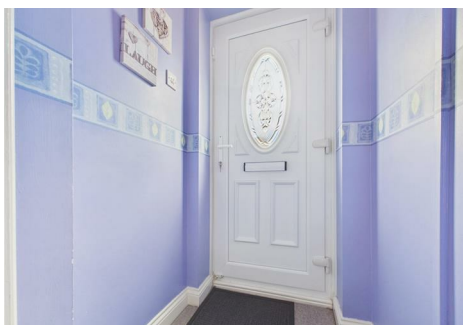


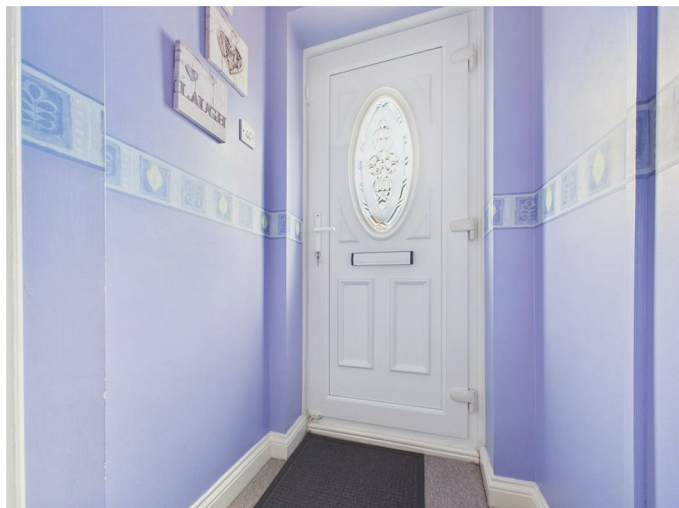


3 Cartmel Park, Gateshead, NE10 0UZ

Offers Over £140,000

Located on the Cartmel Park area of Pelaw, this well-presented two-bedroom mid-terraced home offers a delightful blend of comfort and modern living. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious lounge, featuring an open staircase and a lovely feature fire, perfect for cosy evenings. The heart of the home is undoubtedly the breakfasting kitchen, which boasts sleek modern units and built-in appliances, making it an ideal space for both cooking and entertaining. Upstairs, you will find two generously sized double bedrooms, providing ample space for relaxation and rest. The modern bathroom, complete with a W.C., adds to the home's appeal, ensuring convenience for all residents. Externally, the rear garden has been thoughtfully decked for low maintenance, presenting a blank canvas for those who wish to add their personal touch. While the property does not come with allocated parking, residents will benefit from communal parking available at the front, alleviating any concerns for those with a vehicle. The property also benefits from a new boiler installed less than two years ago. This home is situated in a great location, surrounded by a variety of amenities and excellent transport links to Newcastle, making it perfect for commuters and families alike. With its attractive features and convenient setting, this property is an excellent opportunity for anyone looking to settle in a vibrant community.

ENTRANCE PORCH



LOUNGE

16'4" x 12'7" (4.98 x 3.85)

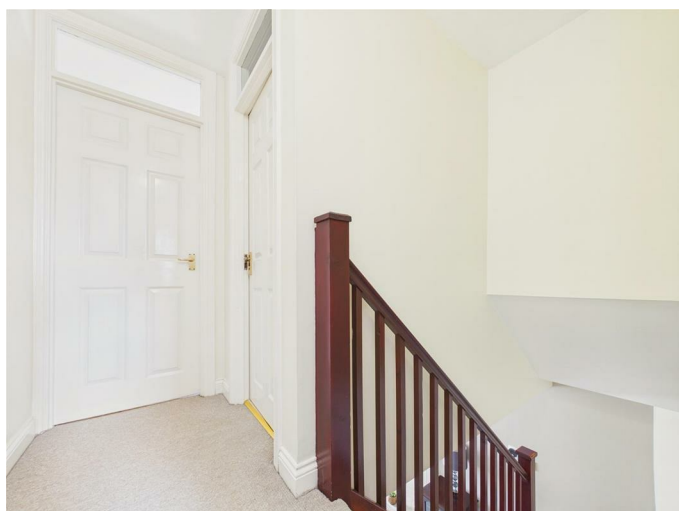


KITCHEN

12'6" x 7'0" (3.83 x 2.15)



ACCOMMODATION FIRST FLOOR



BEDROOM ONE

10'2" x 8'10" (3.1 x 2.7)



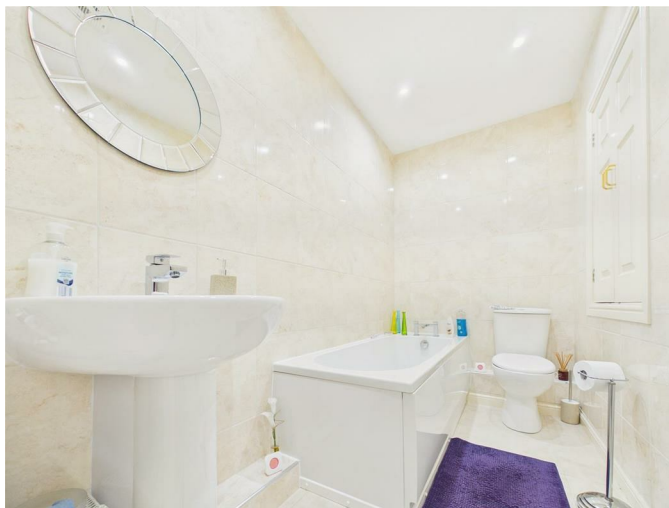
BEDROOM TWO

12'5" x 7'3" (3.8 x 2.23)

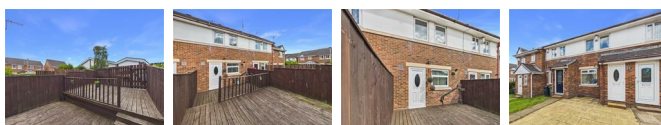


BATHROOM/ WC

8'10" x 4'7" (2.7 x 1.42)



EXTERNAL



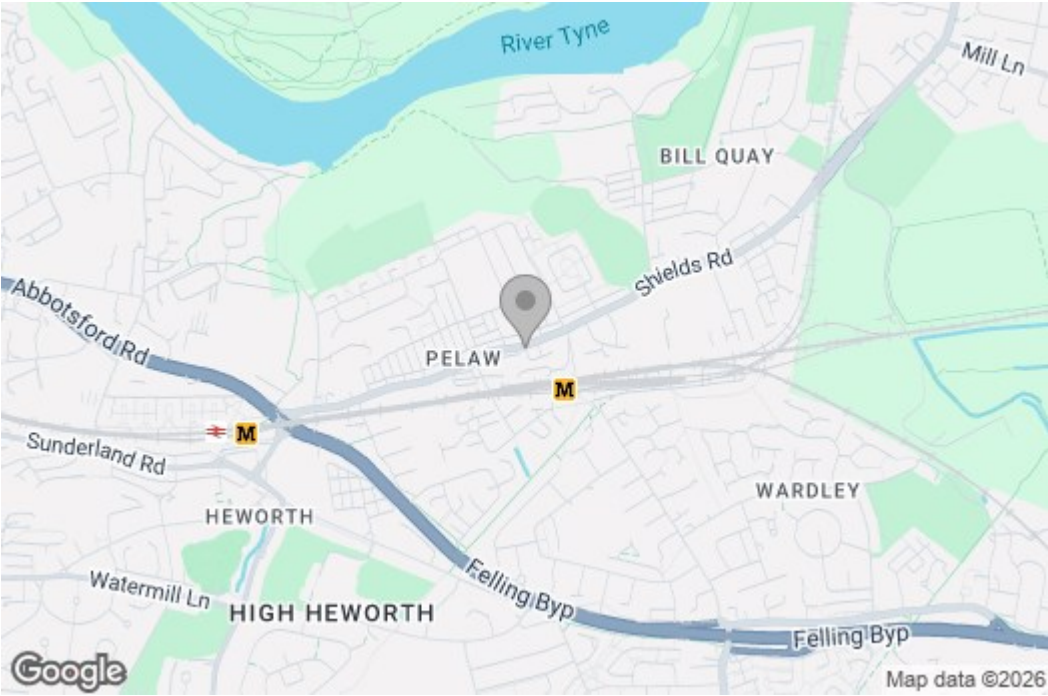
Property disclaimer

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 an 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.

Energy Efficiency Graph

