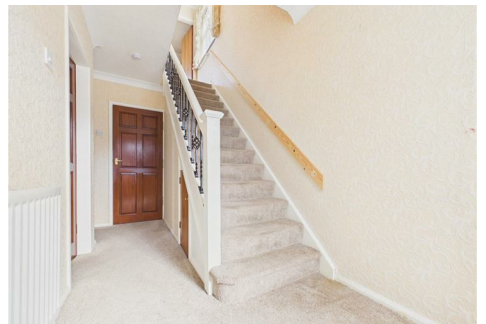




3 Coldwell Lane, Gateshead, NE10 9EX

Offers Over £190,000

Located on the sought-after Coldwell Lane, this extended semi-detached house presents a wonderful opportunity for families seeking a new home. Having been cherished over the years, this property is now ready for a new family to infuse it with their personal touch, making it a blank canvas for your creative vision. Upon entering, you are greeted by a spacious hallway that leads to a delightful dining room/sitting room. This inviting space features French doors that open onto the rear garden, seamlessly blending indoor and outdoor living. The lounge boasts a charming feature fireplace and a bay window, creating a warm and welcoming atmosphere. The kitchen is equipped with an integrated oven and provides convenient access to the garage, which includes a utility area and an electric roller shutter door for added practicality. The first floor landing offers a storage cupboard, ensuring that space is maximised throughout the home. The main bedroom is a generous size, complete with built-in wardrobes and a bay window that offers a pleasant outlook. Two additional bedrooms, both with wardrobes, also enjoy lovely views, making them perfect for family members or guests. The family bathroom is well-appointed, catering to the needs of the household. Outside, the property features a gated driveway at the front, providing secure off-street parking, while the low-maintenance garden at the rear offers a peaceful retreat for relaxation or entertaining. Viewing this property is essential to fully appreciate its charm and potential. Don't miss the chance to make this house your home.

ENTRANCE HALLWAY



DINING/SITTING ROOM

12'0" x 10'8" (3.68m x 3.27m)



LOUNGE

13'6" x 12'3" (4.14m x 3.75m)

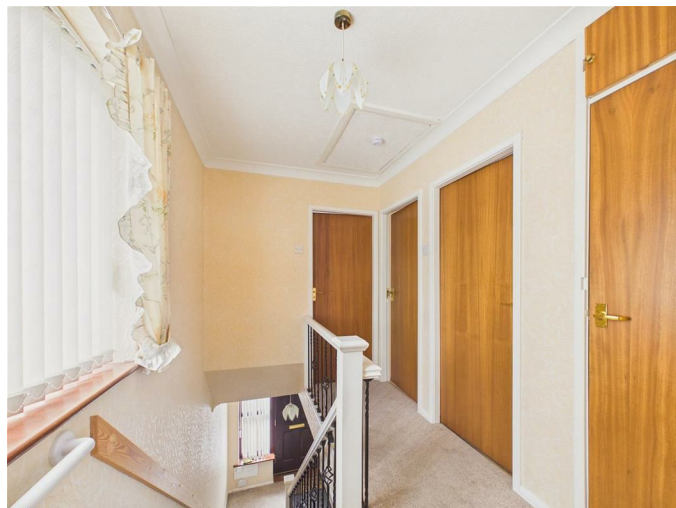


KITCHEN

16'7" x 8'0" (5.06m x 2.45m)



FIRST FLOOR LANDING



BEDROOM ONE

14'1" into bay x 9'3" to robes (4.30m into bay x 2.84m to robes)



BEDROOM TWO

12'2" x 8'1" (3.73m x 2.47m)



BEDROOM THREE

7'5" x 7'4" into door recess (2.27m x 2.25m into door recess)



BATHROOM

8'6" x 5'7" (2.61m x 1.72m)

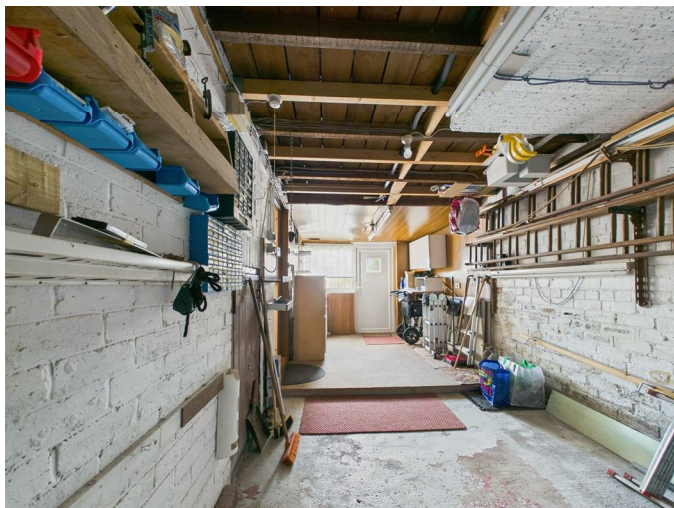


DRIVEWAY

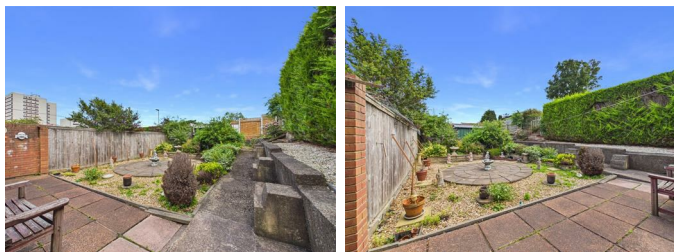


GARAGE

23'9" x 8'10" (7.24m x 2.71m)



EXTERNAL

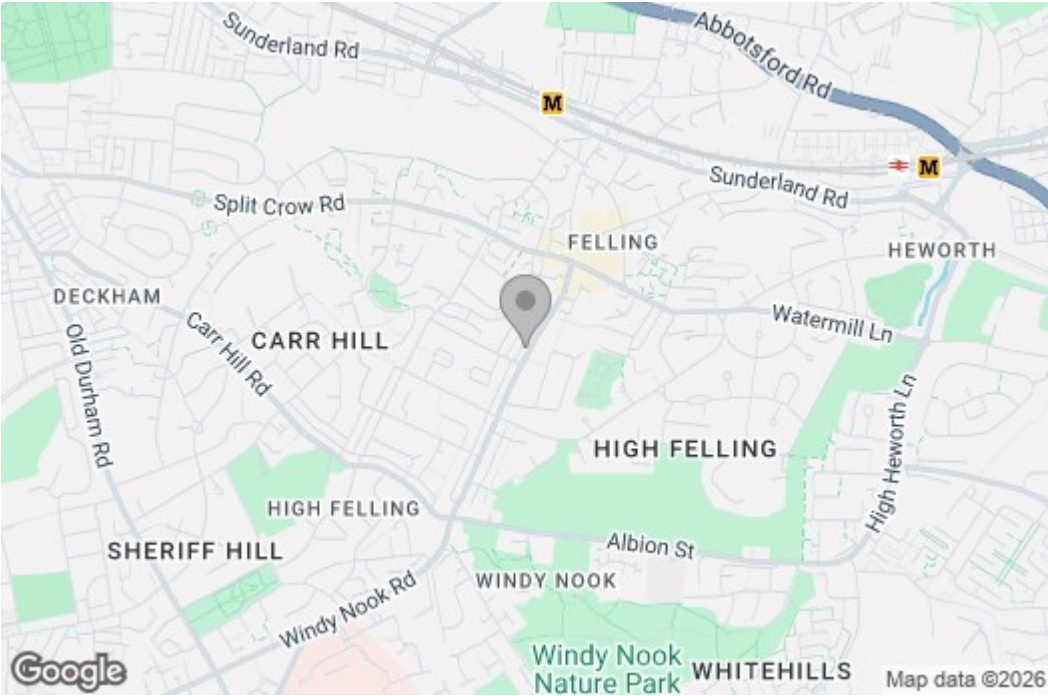


Property disclaimer

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 an representation or warranty in respect of the property.

Energy Efficiency Graph

