



## 40 Brettanby Road, Gateshead, NE10 9HA

Offers Over £120,000

Brettanby Road is a well-presented semi-detached house offering a delightful blend of modern living and comfort. With two spacious double bedrooms, this property is perfect for first-time buyers or those seeking a sound investment opportunity. Upon entering, you are greeted by a lovely porch that features a convenient cupboard, leading into a welcoming lobby. The lounge is bright and inviting, providing an ideal space for relaxation or entertaining guests. The stylish kitchen is designed with contemporary finishes, making it a joy to cook in. Upstairs, you will find two generously sized double bedrooms, each offering ample natural light and a peaceful atmosphere. The modern three-piece bathroom is tastefully appointed, ensuring a comfortable and functional space for daily routines. Externally, the property boasts well-maintained gardens, perfect for children to play or for hosting gatherings with friends and family. The pleasant outlook to the front enhances the overall appeal of this charming home.

Situated in a vibrant area, this property benefits from a wealth of local amenities, including schools and shops, making it an ideal choice for families. Additionally, excellent transport links ensure easy access to surrounding areas, enhancing the convenience of daily life.

In summary, this modern two-bedroom semi-detached house on Brettanby Road is a fantastic opportunity for those looking to enter the property market or expand their investment portfolio. With its attractive features and prime location, it is not to be missed.

## ENTRANCE PORCH

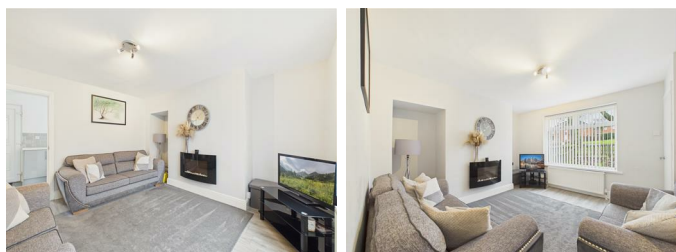


## BEDROOM TWO



## ENTRANCE LOBBY

## LOUNGE

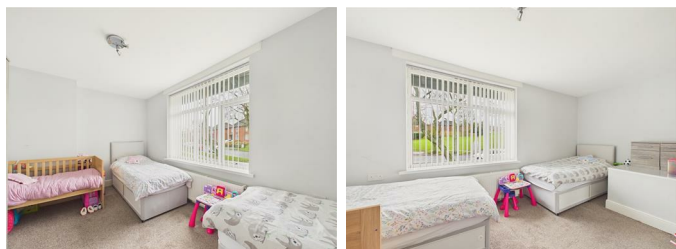


## KITCHEN

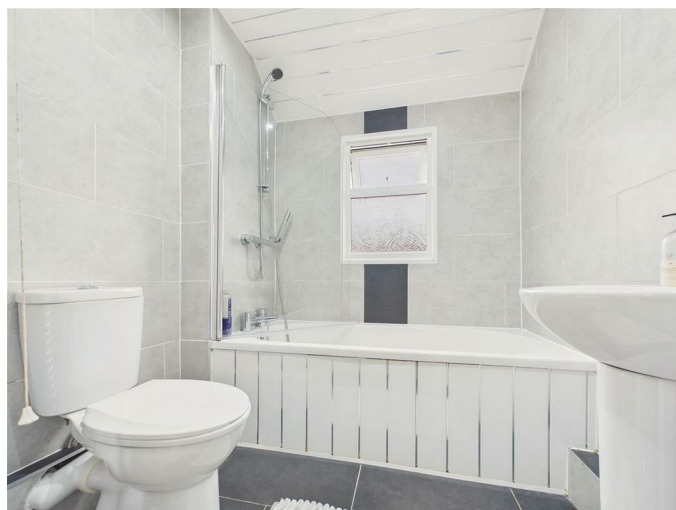


## ACCOMMODATION FIRST FLOOR

## BEDROOM ONE



## FAMILY BATHROOM/W.C



## 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

