



6 Greenbourne Gardens, Windy Nook, Gateshead, Tyne & Wear, NE10 9TD

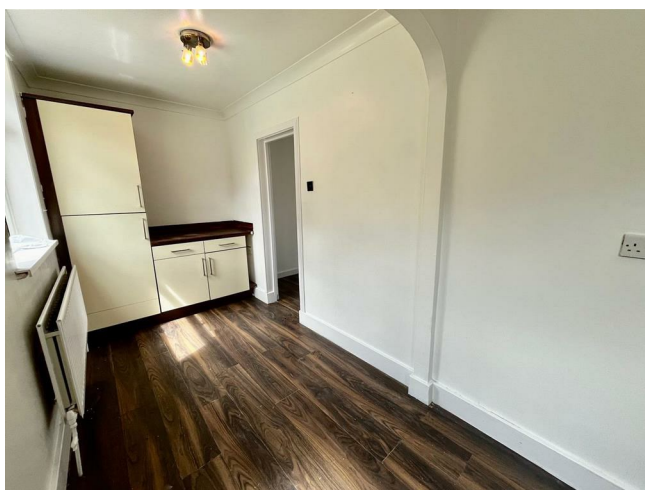
Asking Price £115,000





## Key features

- THREE BEDROOM TERRACE
- NO ONWARD CHAIN
- GREAT LOCATION
- MODERN DECOR THROUGHOUT
- GARDENS FRONT AND REAR
- BATHROOM WITH SHOWER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GREAT FAMILY HOME OR INVESTMENT OPPORTUNITY
- EARLY VIEWING IS RECOMMENDED



## Description

We welcome to the market, this charming THREE BEDROOM terraced house located in the Windy Nook, Gateshead. Offered with NO ONWARD CHAIN, this delightful property boasts a spacious lounge with bay window, a modern fitted kitchen/diner and three good size bedrooms. The family bathroom is recently refurbished and finished to a high standard. The property also features gardens to both the front and rear, offering a tranquil outdoor space. Situated in a great location, close to Queen Elizabeth hospital, Greenbourne Gardens provides easy access to all the amenities you could need, from shops to schools and everything in between. Early viewing is recommended.



#### ENTRANCE HALL

Tiling to the floor, stairs to first floor, central heating radiator and meter cupboard.

#### LOUNGE

12'11" x 12'11"

UPVC feature bow window, and central heating radiator

#### KITCHEN/DINER

10'0" x 9'7"

Range of cream/brown coloured floor units, UPVC door to the rear, integral sink unit with mixer tap, integral gas hob and electric oven, cooker hood and UPVC window.

#### FIRST FLOOR

Turning staircase leading to the first floor, loft access

#### BEDROOM ONE

14'6" x 8'6"

Located to the rear with UPVC window and central heating radiator

#### BEDROOM TWO

10'6" x 8'6"

Located to the front with UPVC window and central heating radiator

#### BEDROOM THREE

11'2" x 8'0"

L-shaped with UPVC window and central heating radiator.











#### BATHROOM

9'1 x 5'7

A modern L-Shaped white suite which comprises of a panelled bath with shower mixer tap and glass screen, low level w.c, pedestal wash basin with mixer tap, grey ceramic wall tiles, two UPVC windows and towel radiator.

#### EXTERNAL

There is a low maintenance themed garden to the front and garden to the rear with brick built shed.

#### DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Greenbourne Gardens



Ground Floor

First Floor

Total Area: 83.0 m<sup>2</sup> ... 894 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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