





- **Detached Property**
- **Popular Location**
- **Conservatory**
- **Front & Rear Gardens**
- **Council Tax Band \*C\***
- **Three Bedrooms**
- **Spacious Living**
- **Driveway**
- **Freehold**
- **Call For More Information**





\*\* Video Tour on our YouTube Channel |  
[https://youtu.be/Gq1jJh0Rm\\_U](https://youtu.be/Gq1jJh0Rm_U) \*\*

Manor Gardens, Gateshead is a charming location for this delightful three-bedroom detached house, presented by Jan Forster Estates.

This property boasts a spacious interior with a welcoming entrance porch, a generously sized lounge a modern kitchen dining room ideal for family meals, and a lovely conservatory to enjoy the natural light all year round.

To the first floor, you'll find three inviting bedrooms; the main featuring an en-suite for added convenience, and there is also a modern three-piece bathroom WC for the family to share. The house further benefits from gas central heating and double glazing.

Externally, the property offers well-maintained gardens to both the front and rear, complete with charming patio areas for outdoor enjoyment. Driveway parking to the front provides space for one vehicle.

Situated in a popular residential area with excellent transport links, this property is sure to attract a variety of buyers looking for a comfortable and convenient lifestyle. Don't miss out on the opportunity to make this house your home.

Early viewings are highly recommended. For more information please call our Gateshead branch on 0191 487 0800.

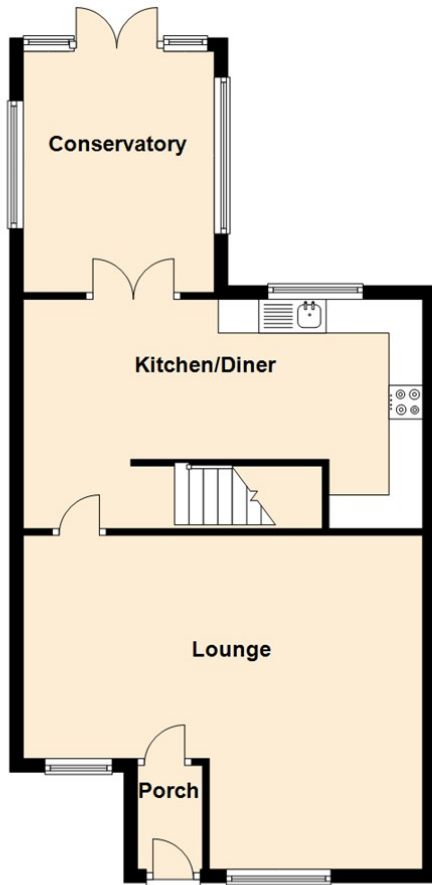
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

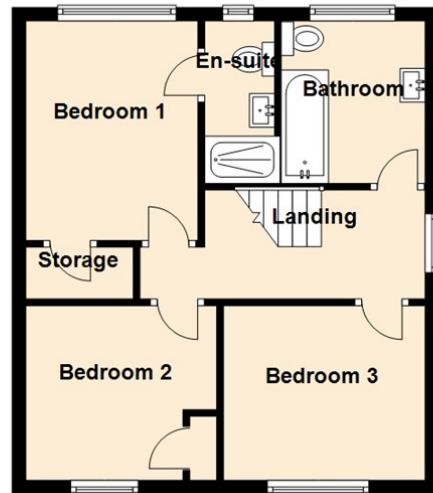
Council Tax band \*C\*.



### Ground Floor



### First Floor



Lounge 19'0" x 16'0" (5.80 x 4.88)

Kitchen Dining Room 11'1" x 19'4" (3.39 x 5.91)

Conservatory 11'7" x 9'3" (3.54 x 2.82)

Bedroom One 11'1" x 8'5" (3.39 x 2.57)

Bedroom Two 8'5" x 9'7" (2.58 x 2.93)

Bedroom Three 8'5" x 9'7" (2.58 x 2.93)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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