





- Three Storey Home
- Popular Location
- Modern Decor
- Double Glazing
- Council Tax Band \*B\*
- Three Bedrooms
- Two Bathrooms
- Gas Central Heating
- Ground Floor WC
- Call For More Information





Nestled on the desirable Churchill Road in Gateshead, this modern townhouse presents an excellent opportunity for the growing family. Boasting three well-proportioned bedrooms, the property offers both comfort and convenience in a vibrant community.

The Location is close to a wealth of local amenities, including shops, schools, and recreational facilities. Additionally, the excellent road and public transport links ensure that commuting is straightforward.

The interior of the home is designed with contemporary living in mind, providing a welcoming atmosphere that is perfect for relaxation and entertaining. The layout maximises space, ensuring that each room is both functional and inviting.

Briefly comprising to the ground floor: - entrance lobby, lounge, modern kitchen with fitted units and integrated oven and hob and there is a handy utility area and ground floor WC. to the first floor there are two double bedrooms and the family bathroom WC. To the second floor is the main bedroom with en suite shower room. The property further benefits from gas central heating and double glazing. Externally there are easy to maintain gardens to the front and rear.

Do not miss the chance to make this charming property your new home. Please call our Gateshead branch on 0191 487 0800 for more information and to book a viewing.

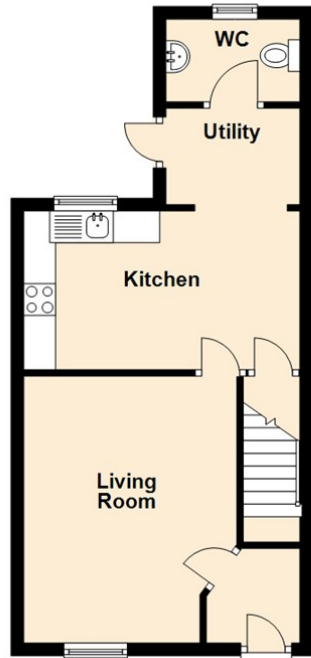
#### Tenure

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

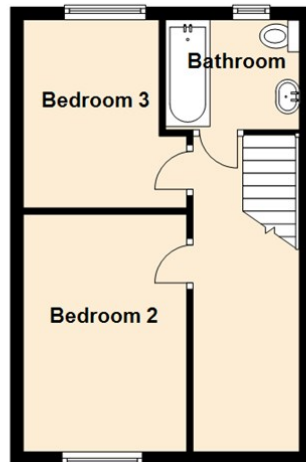
Council Tax Band \*B\*.



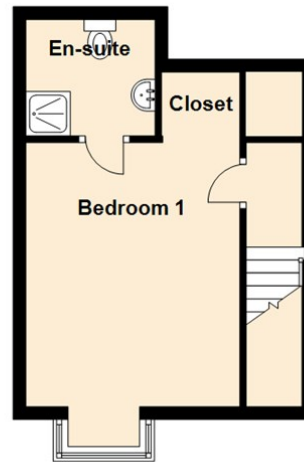
Ground Floor



First Floor



Second Floor



Lounge 13'9" x 11'1" (4.20 x 3.40)


Kitchen 14'4" x 8'1" (4.37 x 2.48)

Utility Room 6'9" x 4'2" (2.07 x 1.28)

Bedroom One 10'9" x 10'5" (3.30 x 3.20)

Bedroom Two 12'1" x 8'2" (3.70 x 2.50)

Bedroom Three 7'2" x 9'10" (2.19 x 3.01)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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 	

## The difference between house and home

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