



230 Durham Road, Gateshead, NE8 4JR

Offers Over £124,999

A very spacious two storied maisonette located on Durham Road, Gateshead. The property boasts three bedrooms and is sure to appeal to someone looking for a spacious and well laid out home. The accommodation briefly comprises; entrance lobby, grand reception hallway which leads through to a large kitchen with dining area. Upstairs, the landing opens into three bedrooms, a four piece family bathroom/wc and a lounge. The property has double glazing installed to the windows and gas central heating is via radiators and a combi boiler.

ENTRANCE LOBBY



Access to the home is via a double glazed door. A Timber glazed internal door opens into the hallway.

RECEPTION HALLWAY

27'7" x 6'8" (8.43 x 2.05)



A grand reception hallway which has a radiator and period coving is fitted to the ceiling. There is a radiator, a dado rail and a period spindle staircase leads to the first floor. A storage cupboard is located under the stairs. A timber glazed door opens through into the kitchen/dining room.

KITCHEN / DINING ROOM

21'3" x 9'11" (6.50 x 3.04)



A spacious open plan kitchen with dining area. The kitchen is fitted with a comprehensive range of floor and wall units with work surfaces and a sink unit which is fitted with a mixer tap. Built in appliances include a gas hob with an electric oven fitted below. A recess has been provided for a washing machine and a fridge freezer unit. A double glazed door opens into the rear yard/access. The dining area has radiator and a double glazed window.

FIRST FLOOR

21'3" x 6'9" (6.49 x 2.06)



2.06 x 6.49 A large landing which has a double glazed window and internal doors opens into the lounge, all three bedrooms and the bathroom/wc. Spotlights are fitted into the ceiling.

LOUNGE

13'7" x 13'5" (4.16 x 4.09)

With a radiator and two double glazed windows overlooks the front aspect. There is a stone fireplace with a fire fitted inset.

BATHROOM/WC

10'5" x 6'7" (3.18 x 2.01)



With a modern four piece suite which briefly comprises; low level wc, wash hand basin, panelled bath and a walk in double sized shower unit which is fitted with a shower inset. There is a radiator, tiled walls and floor and double glazed windows overlooks the rear and side aspects.

BEDROOM ONE

13'3" x 13'3" (4.04 x 4.04)



With a radiator and a double glazed window overlooks the rear aspect.

BEDROOM TWO

6'9" x 9'4" (2.06 x 2.86)



With a radiator and a double glazed window overlooks the side aspect.

BEDROOM THREE

6'10" x 10'11" (2.10 x 3.34)



With a radiator and a double glazed window which overlooks the front aspect.

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

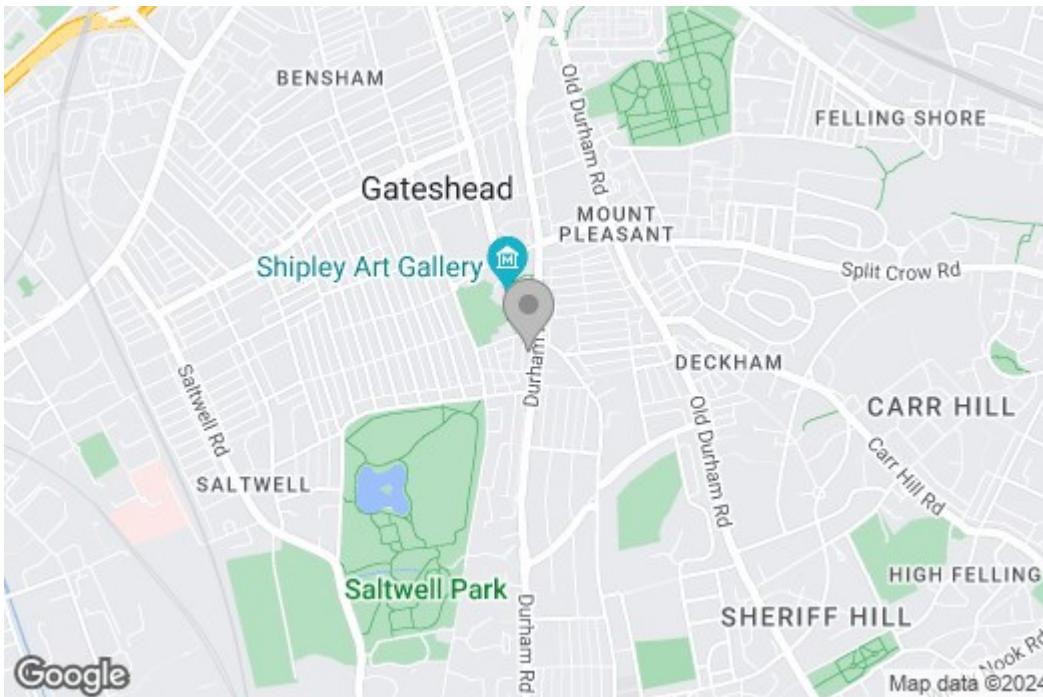
have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further 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.

Tenure

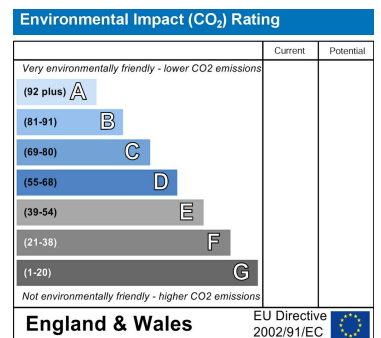
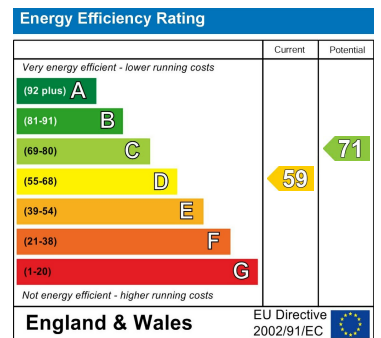
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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.