



5 Claypath, Gateshead, NE10 8RQ

Offers Over £99,950

Introducing Claypath, a delightful two-bedroom semi-detached house nestled within the coveted Leam Lane Estate. Perfectly suited for a first-time buyer, this charming residence is offered for sale with no chain, presenting an enticing opportunity to step onto the property ladder. Boasting double glazing and gas central heating via a combi boiler, this home ensures both comfort and energy efficiency. Upon arrival, an entrance lobby sets the stage for the inviting interior, leading into a spacious lounge. The adjacent kitchen/dining area offers a versatile space. Upstairs, a landing introduces two generous double bedrooms and a three-piece bathroom/wc. Outside, the property is graced with gardens on both sides. With its desirable location and array of features, this home is sure to sell quick. Located in the sought-after Leam Lane Estate, this home presents an exceptional opportunity for those seeking a cozy and welcoming abode. With its desirable features and appealing location, an early viewing is highly recommended to fully appreciate the charm and potential that Claypath has to offer.

ENTRANCE LOBBY

LOUNGE

14'9" x 11'4" (4.50 x 3.47)



KITCHEN / DINING AREA

17'10" x 7'10" (5.45 x 2.40)



FIRST FLOOR

BEDROOM ONE

14'9" x 9'2" (4.50 x 2.81)



BEDROOM TWO

9'11" x 8'4" (3.03 x 2.56)



BATHROOM/WC

5'6" x 7'7" (1.69 x 2.33)



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.

MATERIAL INFORMATION

FLOOD RISK - NO RISK

LOCAL AUTHORITY - GATESHEAD

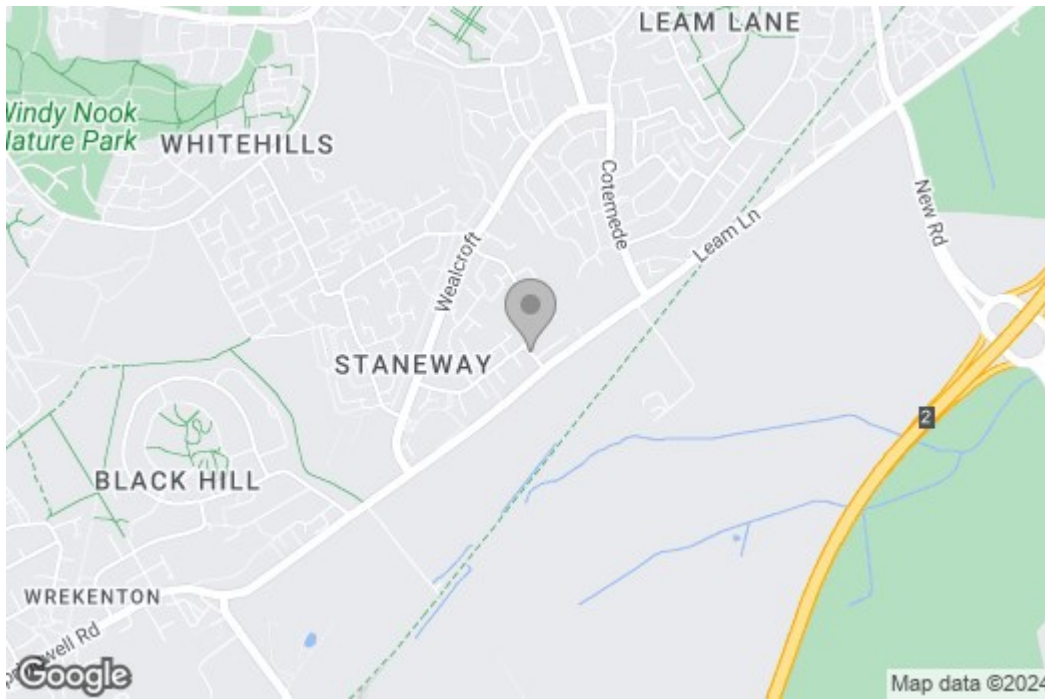
BROADBAND - BASIC AND FIBRE

MOBILE COVERAGE - BASIC- GOOD

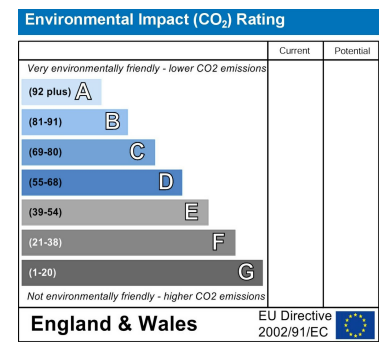
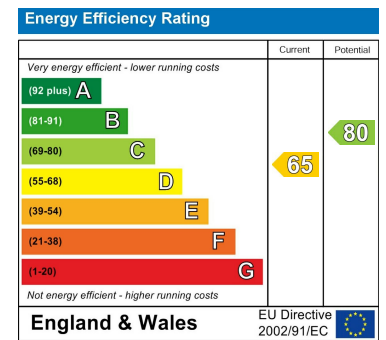
TV- SKY AND BT

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 a representation or warranty in respect of the property.