



36 Ashvale Avenue, Gateshead, NE11 0XT

£179,950

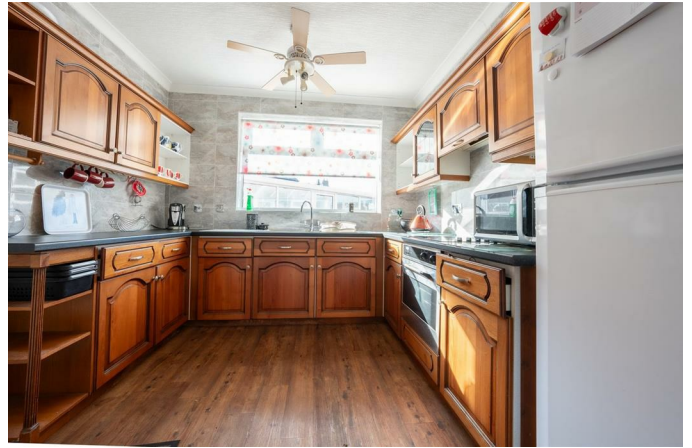
What an opportunity!!! Three bedroom semi-detached house situated on Ashvale Avenue within this popular area of Kibblesworth. Situated on an enviable plot offering loads of potential for extra development. the spacious accommodation comprises: front entrance porch, entrance hallway, sitting room with a cast iron fire surround and French doors opening into the kitchen which has an integrated oven. The living room has a living flame effect gas fire and patio doors opening into the conservatory, There is a handy ground floor shower/wet room. The first floor landing provides access into the main bedroom with built in wardrobes, two further double bedrooms, one with fitted wardrobes. family bathroom. There are gardens to the front, side and rear, a garden room in the rear garden, garage, and workshop and a driveway and car port. Viewings are essential to appreciate the potential that this impressive home has to offer. FREEHOLD

ENTRANCE PORCH



KITCHEN

9'11" x 9'10" (3.03m x 3.00m)



HALLWAY



LIVING ROOM

19'0" x 11'4" (5.81m x 3.47m)



SITTING ROOM

11'5" x 8'11" (3.48m x 2.73m)



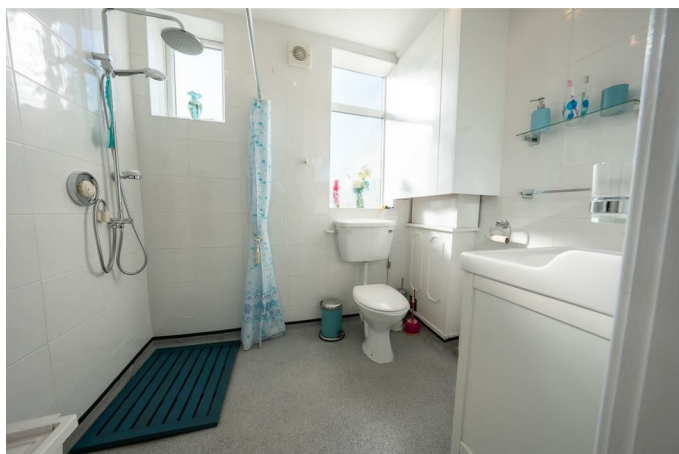
CONSERVATORY

10'9" x 9'6" (3.30m x 2.90m)



GROUND FLOOR SHOWER ROOM

7'5" x 6'5" (2.27m x 1.97m)



FAMILY BATHROOM

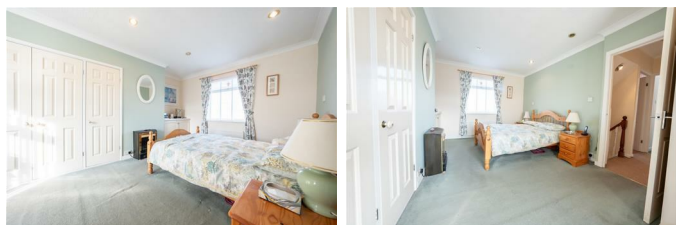
9'6" x 5'5" (2.91m x 1.67m)



FIRST FLOOR LANDING

MAIN BEDROOM

18'11" x 9'9" (5.79m x 2.98m)



BEDROOM TWO

15'0" x 10'0" (4.58m x 3.05m)



BEDROOM THREE

11'4" x 8'7" (3.47m x 2.62m)



GARAGE

19'7" x 9'7" (5.97m x 2.94m)

WORKSHOP

17'4" x 10'7" (5.30m x 3.23m)

GARDEN ROOM

17'7" x 7'9" (5.36m x 2.38m)



EXTERNAL



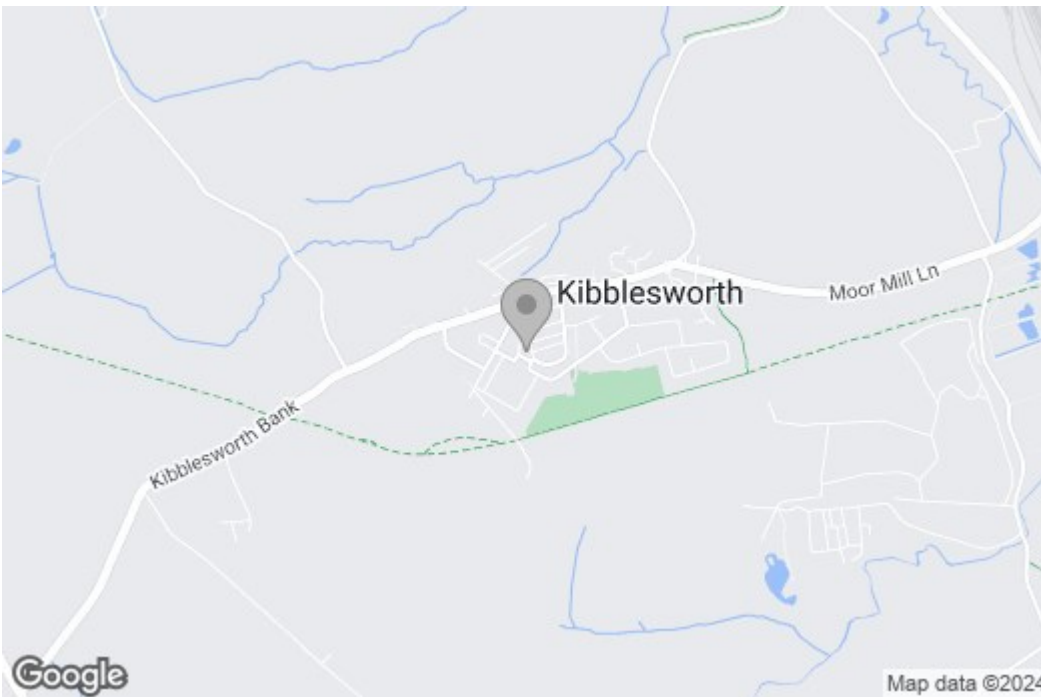
Property disclaimer

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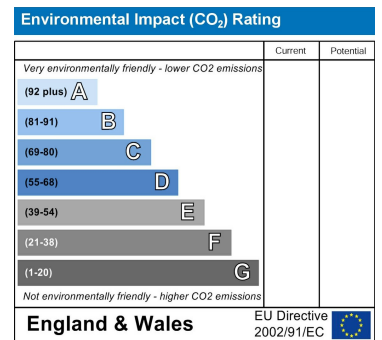
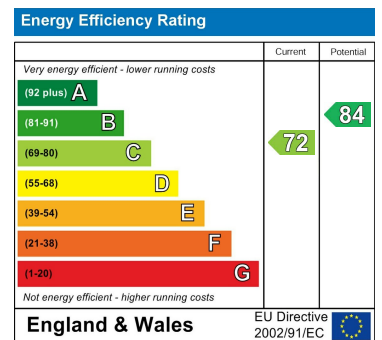
to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



Energy Efficiency Graph



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