

## 20 Grebe Close, Gateshead, NE11 9FE

Offers Over £155,000

located in the charming area of Grebe Close, Dunston. This delightful home offers a prime location with excellent access to both Newcastle City Centre and the Metrocentre, ensuring convenience and connectivity for its residents.

Presented with no chain, this well-maintained property is now available for sale, offering a wonderful opportunity for a new homeowner to make it their own. Upon entering, you are greeted by an inviting entrance lobby leading into a hallway that sets the tone for the rest of the house. The ground floor boasts a convenient WC, a modern kitchen perfect for culinary adventures, and a cozy lounge featuring patio doors that open out onto the garden, allowing natural light to fill the space. Ascending the stairs, you will find a welcoming landing that provides access to all three bedrooms, each offering comfort and privacy. A family bathroom with WC completes the upper level, meeting the needs of the whole household.

Outside, this property offers off-road parking at the front, ensuring convenience for residents and guests alike. The rear of the house features a lovely lawned garden, a perfect spot for outdoor relaxation and entertaining.

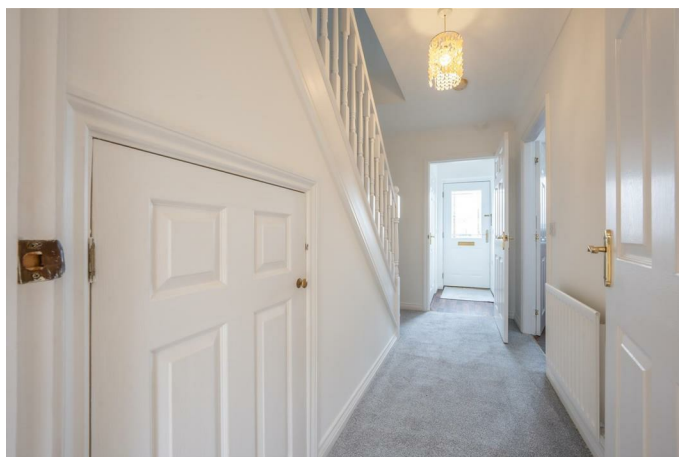
Don't miss the opportunity to make this charming house your new home in Dunston. Contact us today to arrange a viewing and experience the comfort and convenience that Grebe Close has to offer!

## ENTRANCE LOBBY

## GROUND FLOOR WC



## HALLWAY



## LOUNGE / DINING AREA

14'4" x 10'9" (4.38 x 3.30)



## KITCHEN

7'1" x 14'7" (2.18 x 4.47)



## FIRST FLOOR LANDING



## BEDROOM ONE

14'4" x 8'4" (4.37 x 2.56)



## BEDROOM TWO

10'6" x 7'6" (3.22 x 2.29)



### **BEDROOM THREE**

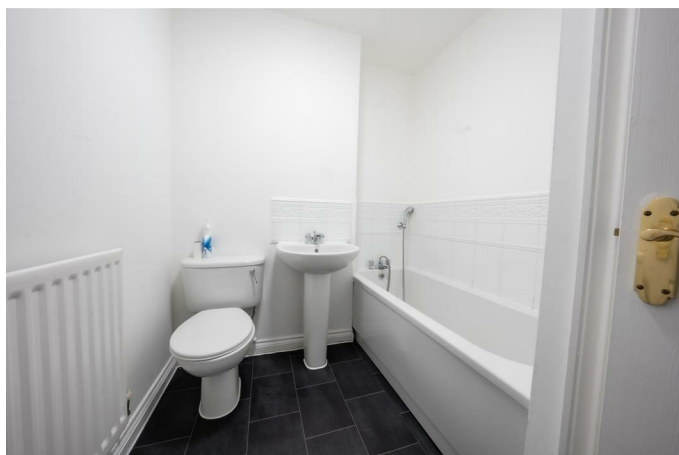
6'6" x 8'5" (2.00 x 2.58)



**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.

### **BATHROOM/WC**

7'4" x 6'4" (2.24 x 1.95)



### **EXTERNAL**



### **MATERIAL INFORMATION**

Conservation Area - No

Flood Risk - Low

Mobile Coverage- good

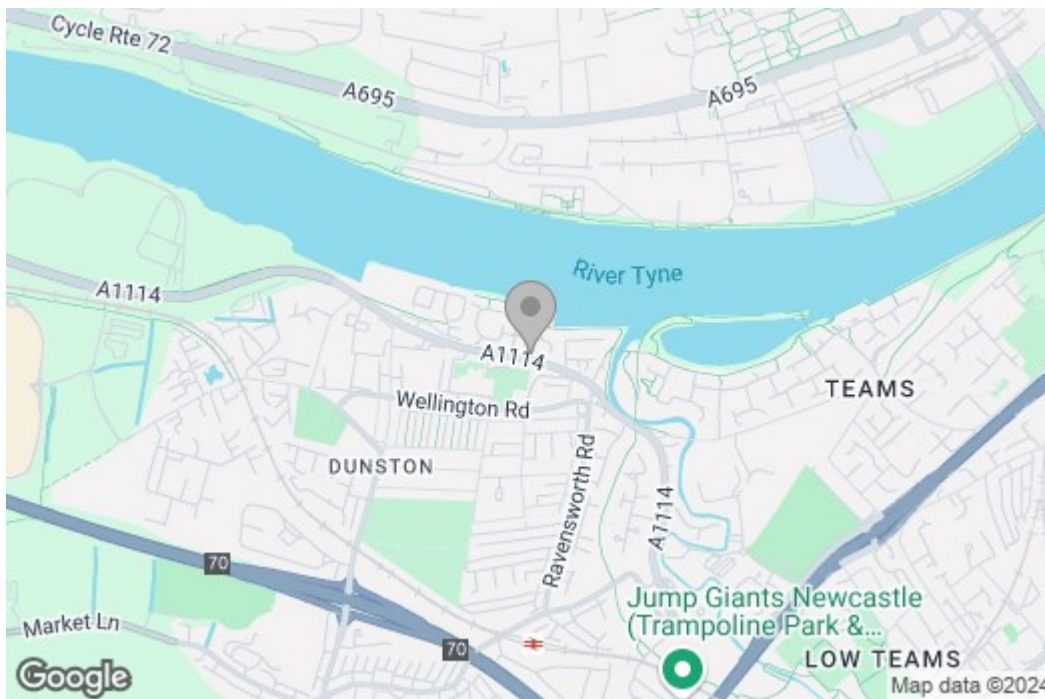
Broadband -Basic, Superfast, Ultrafast

Satellite / Fibre TV Availability - BT, Sky,

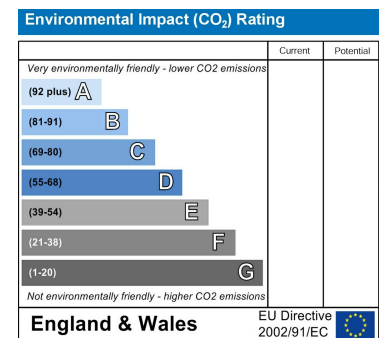
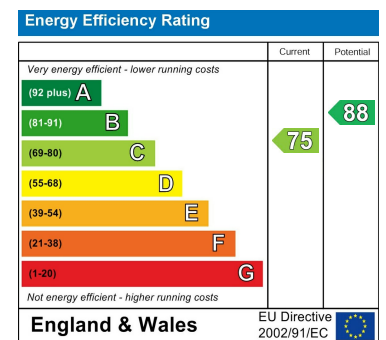
**Property disclaimer**

# 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.