



## 4 Millbeck Gardens, Gateshead, NE9 7HS

Asking Price £115,000

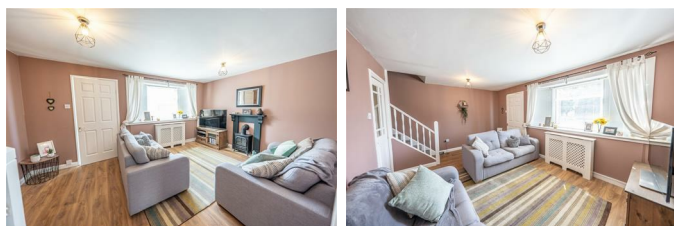
Situated within a sought after estate in Harlow Green, we are delighted to bring to the market this three bedroom end link house which will make the perfect home for a first time buyer. The house is beautifully presented and has double glazing and electric night storage heating. The accommodation briefly comprises; entrance lobby, lounge and a lovely spacious open plan kitchen with a dining area. Upstairs, a landing opens into three bedrooms and a modern family bathroom/wc. Externally the house has lawned gardens to the front and rear. The property is located on Millbeck Gardens which provides convenient access into central Low Fell and there are excellent shopping and commuting links in Wrekenton which is within easy reach. An internal viewing is highly recommended at this sensible asking price. FREEHOLD. Council Tax band A. \*\*\* PLEASE NOTE THAT THIS PROPERTY IS NON STANDARD CONSTRUCTION. \*\*\*

### ENTRANCE LOBBY

6'1" x 5'7" (1.87 x 1.72)

### LOUNGE

16'0" x 11'0" (4.90 x 3.37)



### KITCHEN / DINING ROOM

14'6" x 13'2" (4.42 x 4.02)



### FIRST FLOOR

#### BEDROOM ONE

12'1" x 9'11" (3.70 x 3.04)



#### BEDROOM TWO

7'11" x 10'11" (2.42 x 3.35)



### BEDROOM THREE

7'8" x 7'7" (2.34 x 2.33)



### BATHROOM/WC

7'9" x 5'5" (2.38 x 1.67)



### EXTERNAL



### MATERIAL INFORMATION

FLOOD RISK - NO RISK

LOCAL AUTHORITY - GATESHEAD

BROADBAND - BASIC

MOBILE COVERAGE - BASIC- GOOD

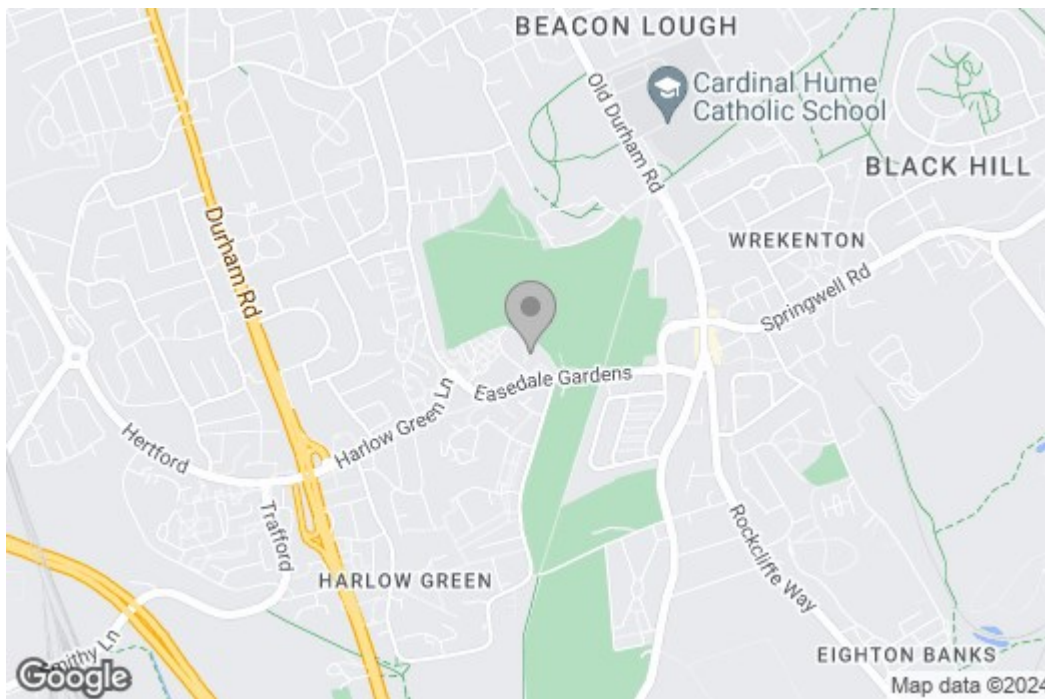
TV - SKY, BT AND VIRGIN

### Agent Note

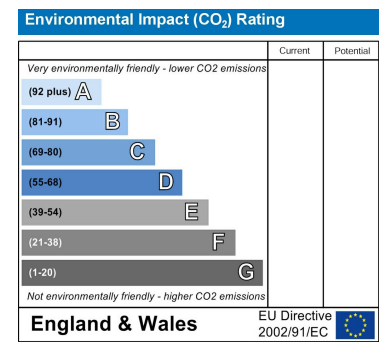
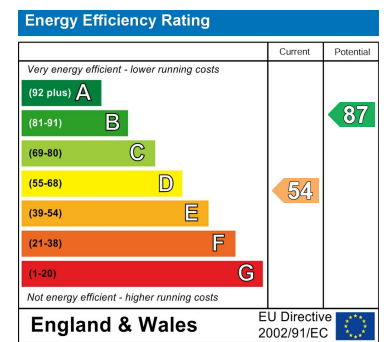
\*\*\* PLEASE NOTE THAT THIS PROPERTY IS NON STANDARD CONSTRUCTION. \*\*\* This means that it may not meet your lenders lending criteria, so we advise you check with your lender before making an offer

# 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.