



22 Sidmouth Road, Gateshead, NE9 6US

Offers Over £235,000

We are delighted to offer for sale this three bedroom semi detached house situated on Sidmouth Road within this popular, sought after location. The house benefits from gas central heating via a combination boiler, Upvc double glazing and a security alarm system. The spacious accommodation is well presented and briefly comprises; entrance hallway, spacious lounge with dining area and French doors opening into the conservatory. Kitchen with an integrated oven, and a handy utility room. The first floor landing provides access into the main bedroom which has built in wardrobes, two further bedrooms, both with fitted storage. Family bathroom and a separate wc. Beautiful gardens are located to both sides, a gated driveway provides the home with off road parking. This lovely home is sure to appeal to a family and we have no hesitation in recommending an internal viewing. **NO ONWARD CHAIN.**

ENTRANCE HALLWAY



UTILITY ROOM

17'8" x 4'5" (5.39m x 1.37m)



LIVING ROOM

17'10" x 12'9" (5.46m x 3.90m)



CONSERVATORY

10'7" x 9'7" (3.23m x 2.93m)



FIRST FLOOR LANDING



MAIN BEDROOM

10'7" x 9'10" (3.24m x 3.02m)



KITCHEN

10'6" x 10'5" (3.22m x 3.20m)



BEDROOM TWO

11'1" x 6'10" (3.39m x 2.09m)



BEDROOM THREE

9'0" x 7'2" (2.75m x 2.20m)



BATHROOM

8'3" x 4'10" (2.52m x 1.49m)



SEPARATE W/C

EXTERNAL



MATERIAL INFORMATION

Conservation Area - No

Council- Gateshead

Flood Risk - Low

Mobile Coverage- good

Broadband -Basic, Superfast, Ultrafast

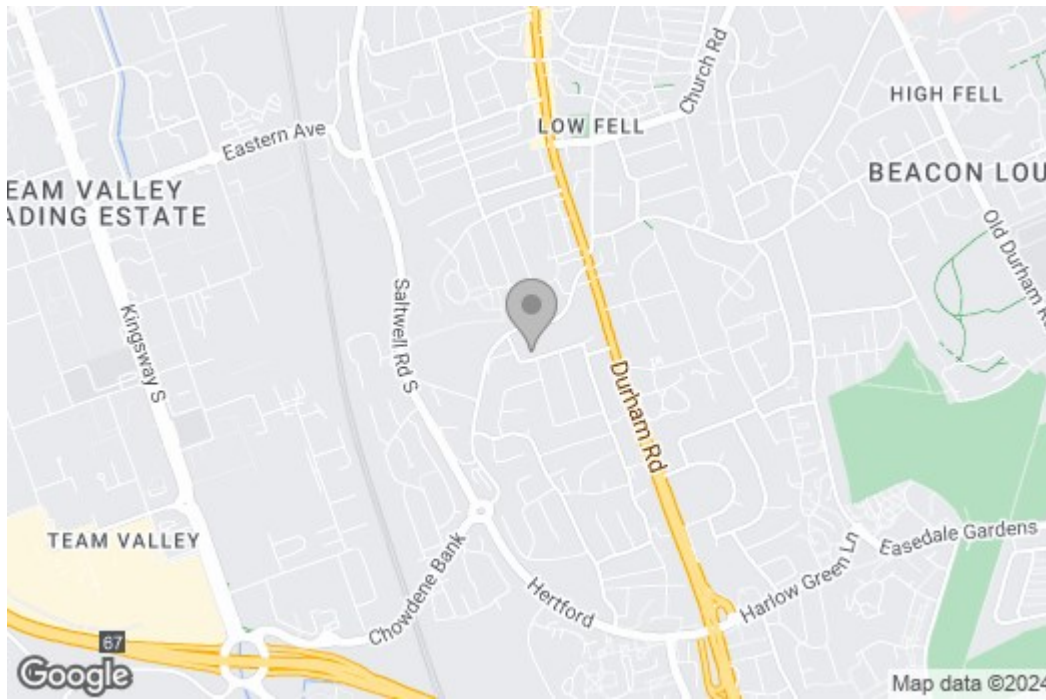
Satellite / Fibre TV Availability - BT, Sky and virgin

Property disclaimer

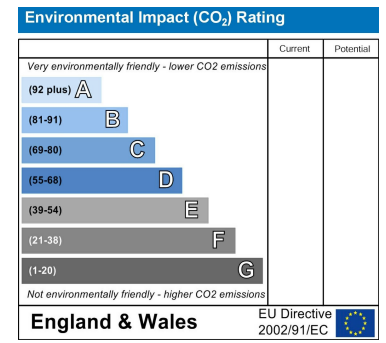
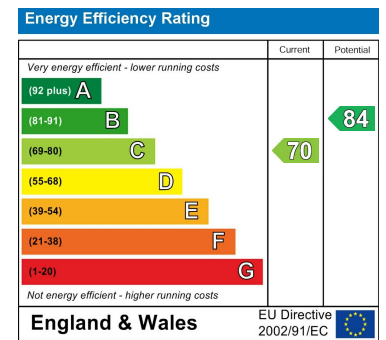
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Floor Plan

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.