



## 62 Rayleigh Grove, Gateshead, NE8 4QQ

£159,950

Spacious four bedroom terraced house, previously a pair of flats, situated on Rayleigh Grove. The property is warmed via gas central heating and has had a new boiler installed in November 2014. Benefits include uPVC double glazing. The impressive sized accommodation comprises of an entrance hallway, living room with a log burning stove nestled in the Inglenook. Dining room with sitting area, kitchen with integrated oven, and a ground floor bathroom. The first floor landing provides access to the main bedroom which has a dressing room and an en suite bathroom, and there are three further bedrooms. There is a low maintenance garden to the rear with flower borders and a bin store. Viewings are highly recommended to appreciate this substantial family home. **NO CHAIN**

## ENTRANCE HALLWAY



## LIVING ROOM

14'11" x 13'1" (4.55m x 4.0m)



## DINING/SITTING ROOM

20'2" x 15'1" (6.15m x 4.61m)



## KITCHEN

12'8" x 7'8" (3.87m x 2.35m)



## BATHROOM

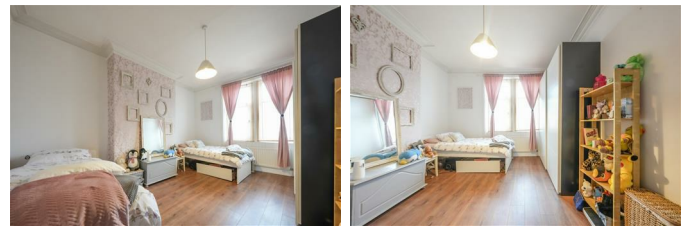
7'6" x 4'11" (2.30m x 1.51m)

## FIRST FLOOR LANDING



## BEDROOM ONE

14'7" x 12'1" (4.45m x 3.69m)



## BEDROOM TWO

15'0" x 12'0" (4.59m x 3.66m)



## DRESSING ROOM

11'0" x 7'10" (3.37m x 2.40m)



## BATHROOM

7'8" x 5'0" (2.35m x 1.53m)



## BEDROOM THREE

11'5" x 7'10" (3.5m x 2.39m)



## BEDROOM FOUR

10'4" x 7'8" (3.15m x 2.35m)



## EXTERNAL



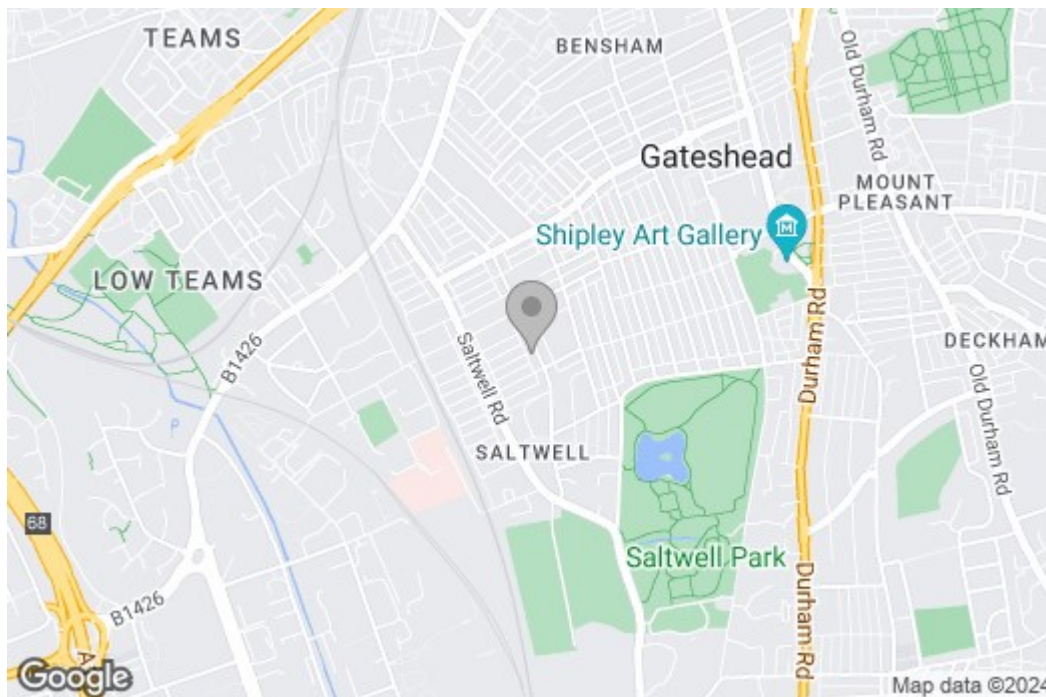
## Property disclaimer

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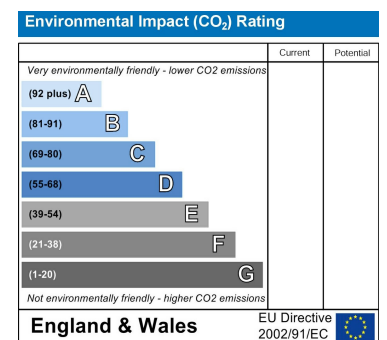
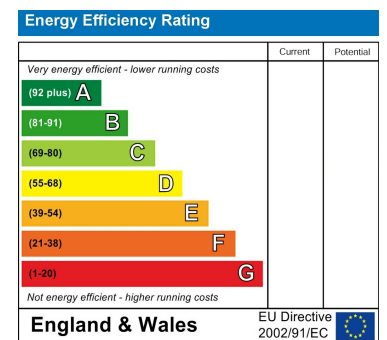
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# Floor Plan

## 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 an representation or warranty in respect of the property.