



18 Rainton Close, Gateshead, NE10 8RW

£129,950

Well presented two bedroom, semi-detached family home situated within a private cul-de-sac setting within this popular location. The accommodation briefly comprises: entrance lobby, open plan lounge with bay window, modern dining kitchen with an integrated oven and hob and space for a dining table. There is a double glazed conservatory to the rear adding extra living space to the ground floor. The first floor landing provides access into two double bedrooms and a modern bathroom with a walk in shower cubicle. Externally there is an enclosed garden to the rear and a separate garage. The property benefits from gas central heating and UPVC windows throughout. Early viewing is highly recommended to avoid disappointment. FREEHOLD.

ENTRANCE HALLWAY

LOUNGE

23'3" x 11'10" (7.11m x 3.62m)



Large living area with open plan staircase and bay window overlooking the front aspect

DINING KITCHEN

11'10" x 9'8" (3.61m x 2.95m)



Modern fitted kitchen with a range of wall/base units, integrated oven, hob and extractor fan, access into the conservatory

CONSERVATORY

9'10" x 8'1" (3.00m x 2.47m)



Large double glazed conservatory with French doors leading to a private rear garden

FIRST FLOOR LANDING

BEDROOM ONE

11'10" x 10'1" (3.62m x 3.08m)



Overlooking the front of the home

BEDROOM TWO

11'9" x 9'10" (3.60m x 3.02m)



With built in cupboard for storage

SHOWER ROOM

8'11" x 5'0" (2.73m x 1.53m)



Modern bathroom with walk in shower cubicle, low level WC and basin

GARAGE

Separate garage

EXTERNAL



Gardens front and rear.

Property disclaimer

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.

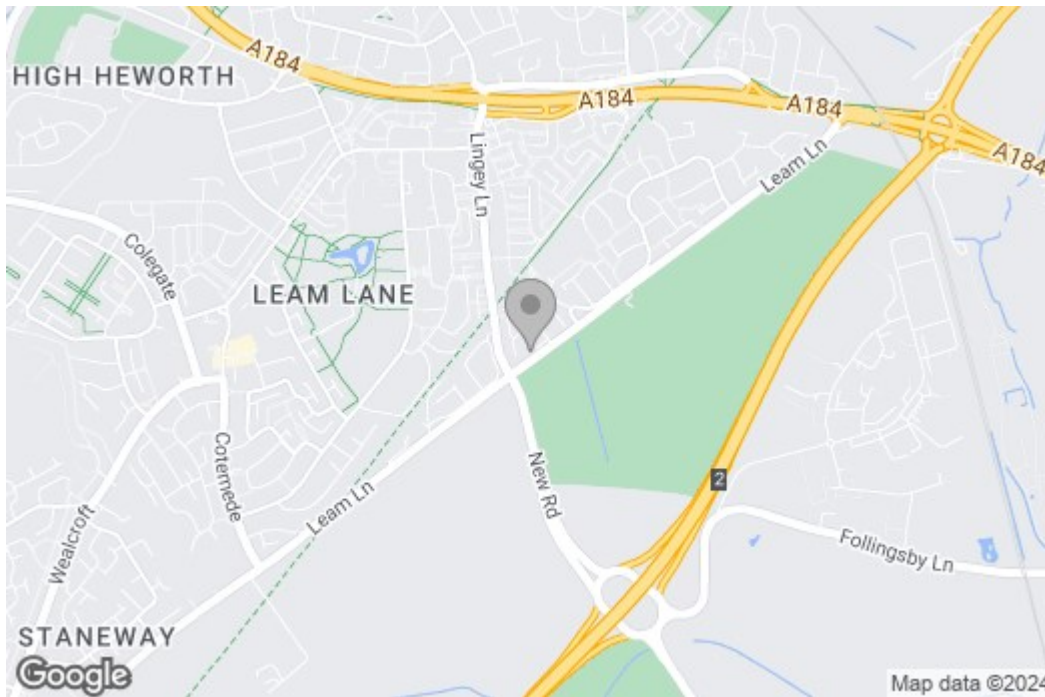
Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Tenure

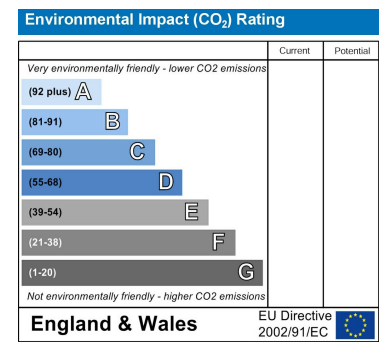
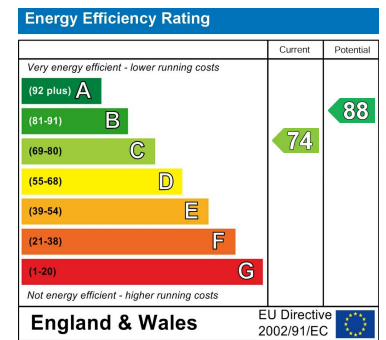
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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.