GORDON BROWN









32 Easedale Gardens, Gateshead, NE9 6LX

£149,950

Nestled in the charming Easedale Gardens, this lovely semi-detached house offers a fantastic opportunity to create your dream home. Boasting a west-facing rear garden, this property provides a perfect canvas for those looking to put their own personal touch on a home.

As you step into the entrance hallway, you are greeted with ample under stair storage, setting the tone for practical living. The living room and dining room feature a beautiful fire surround, adding a touch of character to the space. The breakfasting kitchen is a delightful area where you can envision enjoying meals with loved ones. Venture up to the first floor landing to discover three generously sized bedrooms, offering plenty of space for relaxation and personalisation. The shower room provides convenience and functionality for busy mornings or unwinding after a long day. This property is ideal for both first-time buyers looking to step onto the property ladder and families seeking a comfortable and welcoming home. With its lovely views and outlook, this house is sure to capture your heart and imagination. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful abode.

ENTRANCE HALLWAY





LIVING/DINING ROOM

 $22'4" \times 11'8" \text{ red to } 7'9" \text{ (6.81m x 3.57m red to 2.38m)}$







BREAKFASTING KITCHEN

9'11" x 8'11" (3.04m x 2.74m)



FIRST FLOOR LANDING



SHOWER ROOM

7'11" x 5'4" (2.42m x 1.63m)



BEDROOM ONE

11'8" x 10'4" (3.58m x 3.17m)



BEDROOM TWO

10'4" x 10'2" (3.16m x 3.10m)



BEDROOM THREE

8'7" x 7'8" (2.63m x 2.34m)



EXTERNAL



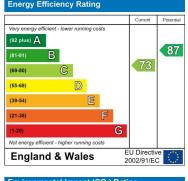
Property disclaimer

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Area Map

HIGH FELL BEACON LOUGH Output Outpu

Energy Efficiency Graph



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions	3	
(92 plus) 🛕		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and o 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 firms employment has the authority to make or give an representation or warranty in respect of the property.