



8 Harraby Gardens, Gateshead, NE9 6QB

£159,950

This charming semi-detached house is the perfect family abode. Boasting a delightful outlook, this property offers a warm and inviting atmosphere that is sure to make you feel right at home. As you step inside, you are greeted by an impressive living room that is perfect for relaxing or entertaining guests. The dining kitchen is a true highlight, complete with integrated appliances, including an oven and tumble dryer. The French doors lead you into the conservatory, creating a seamless flow between indoor and outdoor living. From the conservatory, step out onto the rear patio and soak in the tranquillity of the surroundings. Venture upstairs to find a well-lit landing with access to the loft and a convenient built-in storage cupboard. The main bedroom is equipped with fitted wardrobes, offering ample storage space. Additionally, there are two more cosy bedrooms, perfect for children or guests. The family bathroom is beautifully appointed, providing a relaxing space to unwind after a long day. Outside, the property features lovely gardens both at the front and rear. The low-maintenance rear garden is a true gem, featuring a raised paved sun terrace where you can enjoy al fresco dining or simply bask in the sun while taking in the stunning views. Don't miss out on the opportunity to make this wonderful property your new home. With its fantastic location and charming features, this house in Harraby Gardens is sure to capture your heart.

ENTRANCE PORCH

LIVING ROOM

18'3" x 14'1" (5.58m x 4.30m)



DINING KITCHEN

17'7" x 9'1" (5.36m x 2.77m)



CONSERVATORY



FIRST FLOOR LANDING

MAIN BEDROOM

11'10" x 11'4" (3.63m x 3.46m)



BEDROOM TWO

10'1" x 9'11" (3.08m x 3.04m)



BEDROOM THREE

8'5" x 7'7" (2.59m x 2.32m)

BATHROOM

7'10" x 5'2" (2.40m x 1.60m)



EXTERNAL



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.

Material Information

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

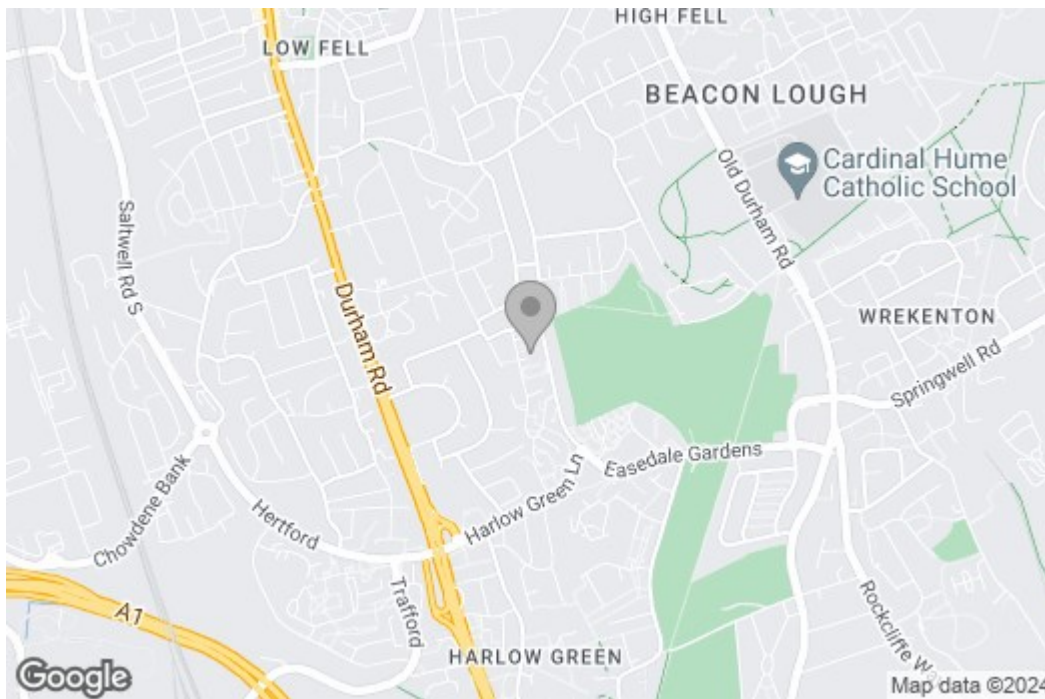
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

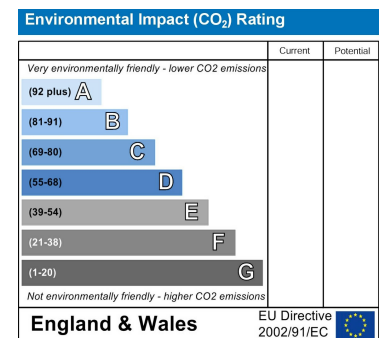
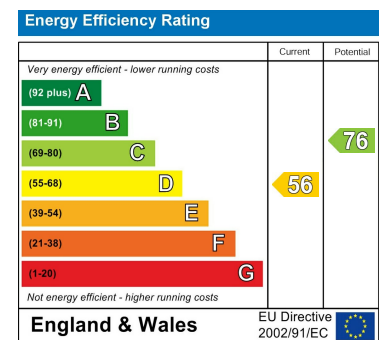
MOBILE COVERAGE - EE, Vodafone, Three, O2

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.