



## 5 Waverley Road, Gateshead, NE9 7TU

Offers Over £210,000

This is a lovely home located on Waverley Road, where a beautifully refurbished and meticulously designed family home awaits you. Nestled in a sought-after location, this property has been transformed to an exceptional standard, offering a perfect blend of style, comfort, and functionality. Upon entering, you are greeted by a stunning open plan kitchen and dining area, exuding warmth and charm. The spacious layout provides ample room for family gatherings and entertaining, with a designated area for a cozy sofa to relax and unwind. There is also a formal lounge which overlooks the front aspect. Ascending the stairs, you are greeted by a well-appointed landing that leads to a luxurious three-piece bathroom adorned with stylish tiling, setting a tone of sophistication. Three inviting bedrooms offer peaceful sanctuaries for rest and relaxation, each designed with comfort and tranquility in mind. Outside, the property is complemented by lovely gardens both to the front and rear, creating a convenient driveway and garage provide ample parking space, ensuring both security and convenience for you and your family. With its exceptional features and prime location, this property is a true gem waiting to be discovered. Don't miss the opportunity to make this house your home. Viewing is essential.

### **ENTRANCE PORCH**

6'9"x.275'7" (2.06mx.084)

Access to the home is via a double glazed door with double glazed windows to the side.

### **HALLWAY**

12'9" x 6'1" (3.91m x 1.87)



There is a radiator and a storage cupboard is located under the stairs.

### **LOUNGE**

13'2" x 11'4" (4.03m x 3.46m)



With a radiator and a double glazed window which overlooks the front.

### **KITCHEN / DINING ROOM/ SITTING AREA**

26'7" x 9'7" (8.113m x 2.93m)



The kitchen is fitted with a range of wall and base units with a sink unit which is fitted with a mixer tap. Built in appliances include an oven, hob and extractor fan. There is also a built in dishwasher. A double glazed window overlooks the rear garden with a set of double glazed French doors opens into the rear garden. Radiator.

### **FIRST FLOOR**

### **FAMILY BATHROOM/WC**

7'3" x 6'4" (2.23m x 1.95m)



With a three piece suite which briefly comprises; low level wc, wash hand basin and a panelled bath which is fitted with a shower above. There is stylish tiling and a double glazed window overlooks the rear aspect.

### **BEDROOM ONE**

13'3" x 10'1" (4.05m x 3.09m)



With a radiator and a double glazed window which overlooks the front aspect.

### **BEDROOM TWO**

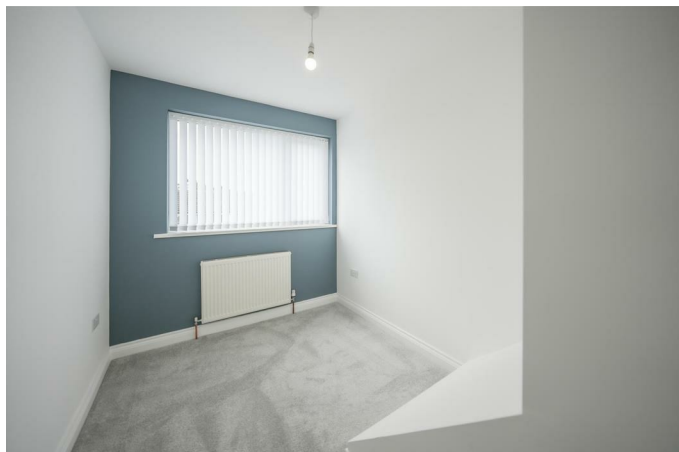
10'1" x 9'6" (3.09m x 2.90m)



With a radiator and a double glazed window which overlooks the rear aspect.

### **BEDROOM THREE**

7'3" x 6'4" (2.23m x 1.95m)



With a radiator and a double glazed window which overlooks the front aspect.

### **GARAGE**

With an up and over door. Wall mounted combi boiler.

### **EXTERNAL**



At the front of the home there is a driveway and a lawned garden. The rear garden features a patio area and a lawned section.

### **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

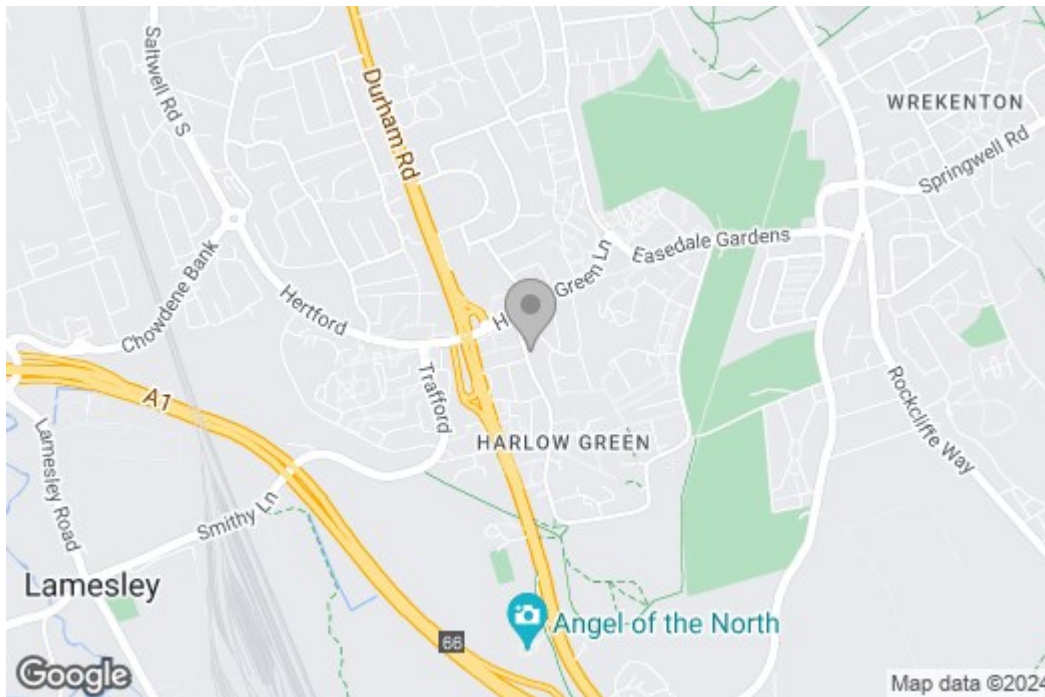
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

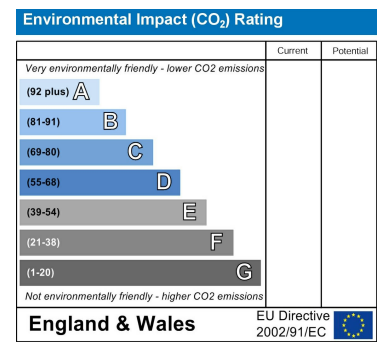
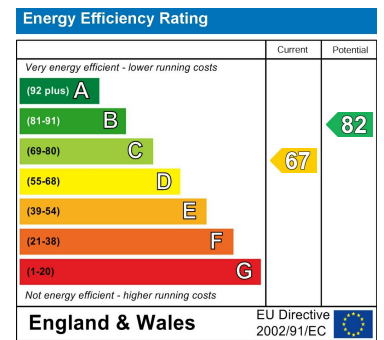
MOBILE COVERAGE - EE, Vodafone, Three, O2

# 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 an representation or warranty in respect of the property.