



10 Ambleside Gardens, Gateshead, NE9 6TH

£229,950

A charming semi-detached house located in the sought-after area of Low Fell. This delightful property boasts 2 reception rooms, 2 bedrooms, and 1 bathroom, making it an ideal home for a small family or a couple. As you step into this extended semi-detached house, you are greeted by an entrance hallway that leads to a living room featuring a beautiful fire surround and a bay window. The dining room is ideal for hosting dinner parties, while the kitchen offers easy access to the superb South facing rear garden, designed for alfresco dining and entertainment. The property also features a versatile family room that could double up as a guest bedroom, with French doors opening onto the rear patio, adding a touch of elegance to the space. Upstairs, you will find a first-floor landing, a main bedroom with built-in wardrobes, an additional bedroom, and a well-appointed bathroom. Outside, the property offers ample off-street parking on the driveway, ensuring convenience for you and your guests. The rear garden is a true gem, featuring a raised decked sun terrace, a pergola, and a seating area, perfect for enjoying sunny days and hosting gatherings. But that's not all - this property comes with fantastic additional features including a 'man cave' with a wall-mounted electric fire and French doors opening into the garden, as well as a summerhouse with power and lighting, currently used as a sewing room/home office. Don't miss the opportunity to make this house your home and enjoy the best of indoor-outdoor living in this lovely property in Ambleside Gardens.

ENTRANCE HALLWAY



LIVING ROOM

15'0" into alcoves x 13'3" (4.58m into alcoves x 4.04m)



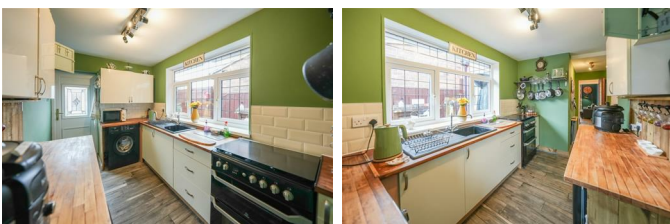
DINING ROOM

12'1" into alcoves x 9'10" (3.69m into alcoves x 3.00m)



KITCHEN

17'11" into door recess x 7'0" (5.47m into door recess x 2.14m)



FAMILY ROOM

15'6" x 9'3" (4.73m x 2.84m)

FIRST FLOOR LANDING

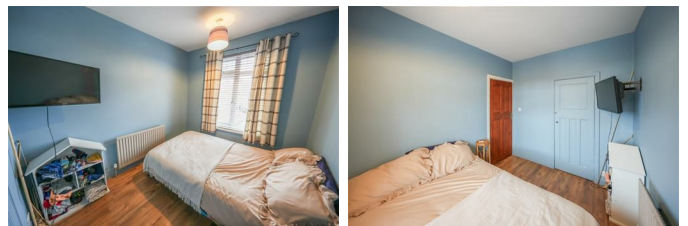
BEDROOM ONE

12'11" x 10'9" (3.95m x 3.30m)



BEDROOM TWO

9'10" x 7'10" (3.01m x 2.39m)



BATHROOM

6'9" x 6'9" (2.06m x 2.06m)



EXTERNAL



GARDEN ROOM/HOME OFFICE/MAN CAVE

9'3" x 7'6" (2.82m x 2.29m)



SUMMERHOUSE

6'5" x 4'11" (1.96m x 1.50m)



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 - Low risk

LOCAL AUTHORITY - Gateshead

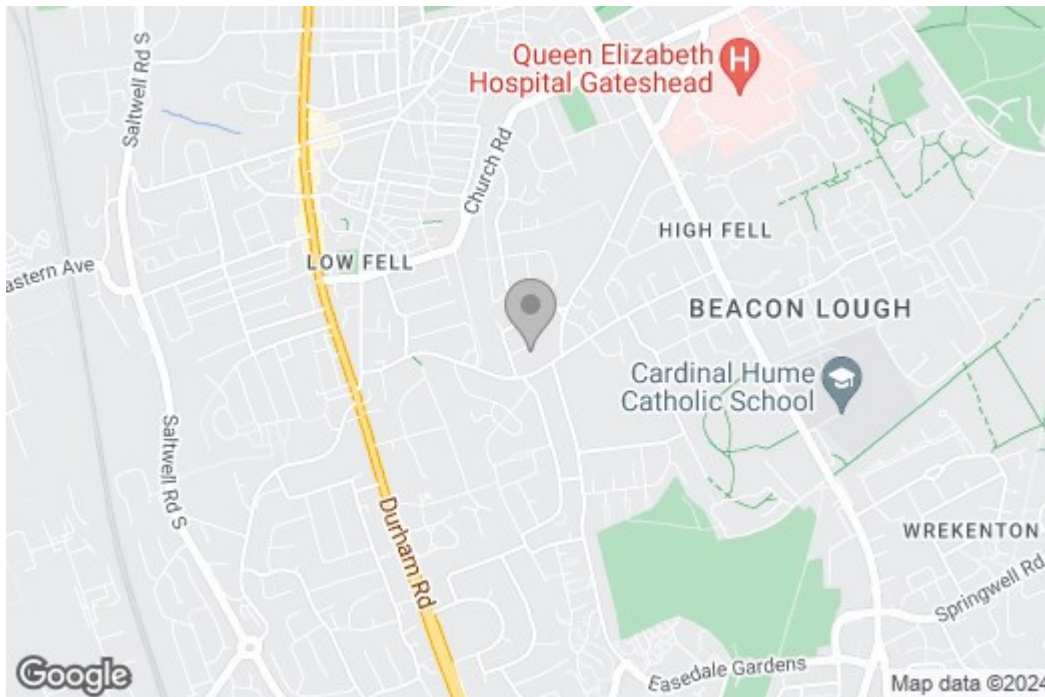
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

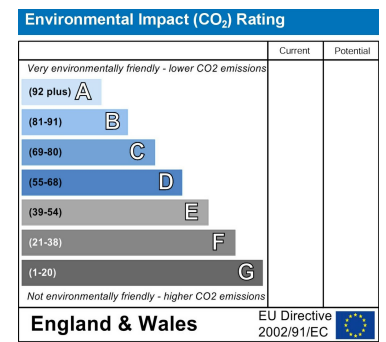
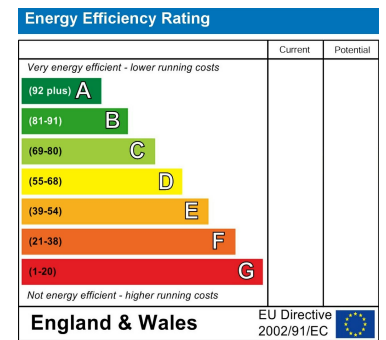
MOBILE COVERAGE - EE, Vodafone, Three, O2

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.