



## 10 Raeburn Gardens, Gateshead, NE9 5NT

Offers Over £140,000

Welcome to Raeburn Gardens - a charming location for this lovely semi-detached house that is sure to capture your heart. This property boasts a warm and inviting atmosphere with 1 reception room, 2 bedrooms, and 1 bathroom, making it the perfect home for a small family or a couple looking to settle down. As you step inside, you are greeted by an entrance hallway with a convenient walk-in cupboard, providing ample storage space for all your belongings. The living room is a cosy retreat, featuring a beautiful wall-mounted fire to the chimney breast and French doors that open onto the rear patio, allowing natural light to flood the room. The breakfasting kitchen is a delightful space, complete with high gloss units and a free-standing cooker, perfect for whipping up delicious meals for your loved ones. Upstairs, you will find a first-floor landing leading to the main bedroom with windows at the front and rear, offering plenty of natural light. There is also a further double bedroom and a family bathroom, providing comfort and convenience. Outside, this property truly shines with a driveway to the front and a great back garden featuring a lush lawn and a charming crazy-paved sun terrace, ideal for enjoying sunny days and al-fresco dining. Don't miss out on the opportunity to make this lovely house your home. Book a viewing today and experience the warmth and comfort that this property has to offer.



## ENTRANCE HALLWAY

## UTILITY CUPBOARD

## LIVING ROOM

16'1" x 12'8" (4.91m x 3.87m)



## BREAKFASTING KITCHEN

12'5" x 8'11" (3.79m x 2.72m)

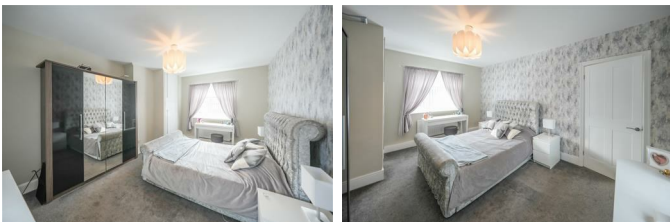


## FIRST FLOOR LANDING



## MAIN BEDROOM

16'1" x 11'10" (4.91m x 3.63m)



## BEDROOM TWO

12'6" x 8'3" (3.82m x 2.52m)



## FAMILY BATHROOM

9'3" x 4'8" (2.84m x 1.44m)



## 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

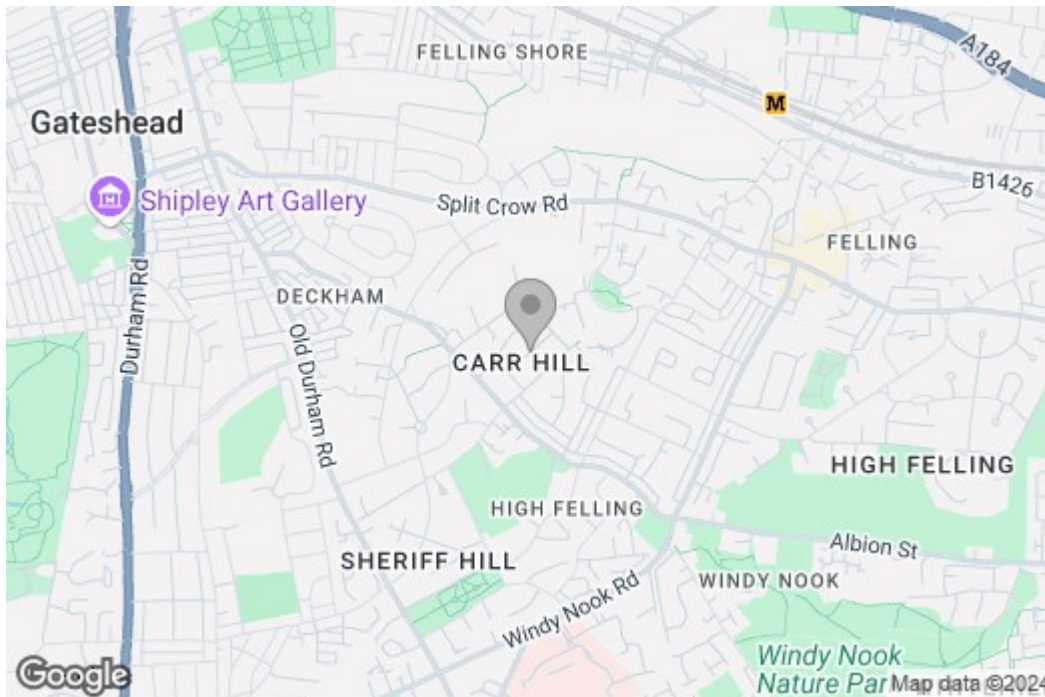
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

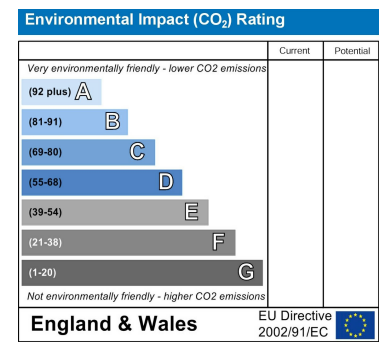
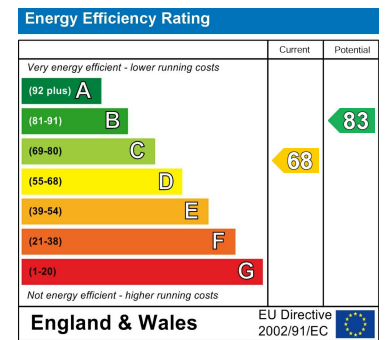
MOBILE COVERAGE - EE, Vodafone, Three, O2

# 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.