# GORDON BROWN









# 31 Colegate West, Gateshead, NE10 9AH

Offers Over £200,000

Nestled in the sought-after Colegate West area of Heworth, this charming semi-detached bungalow is a rare find in today's market. Boasting two reception rooms, two bedrooms, and two bathrooms, this property offers deceptively spacious living space that is sure to impress. Upon arrival, you'll be greeted by a good-sized plot with gardens both at the front and rear of the property, providing a serene outdoor space to relax and unwind. The gated driveway to the front ensures ample off-street parking, adding convenience to your daily life. A new boiler was thoughtfully installed in July 2024, offering peace of mind for the future. While the property requires some cosmetic enhancement and modernisation, the potential it holds is truly exciting. The versatile accommodation layout allows for various possibilities to tailor the space to your liking, making it a fantastic opportunity for those looking to create their dream home. In conclusion, this semi-detached bungalow in Colegate West is simply too good to miss. With its desirable location, spacious interior, and potential for personalisation, this property is a gem waiting to be discovered. Don't let this opportunity slip away - schedule a viewing today and envision the endless possibilities this home has to offer.

#### **ENTRANCE PORCH**

12'10" x 7'2" (3.93m x 2.19m)





# **ENTRANCE HALLWAY**

#### LIVING ROOM

16'0" x 12'10" (4.88m x 3.93m)



**DINING ROOM** 12'11" x 12'2" (3.95m x 3.71m)



**DINING KITCHEN** 14'3" x 10'10" (4.36m x 3.31m)









#### UTILITY/BREAKFAST AREA

10'1" x 6'10" (3.09m x 2.09m)



#### **SEPARATE W/C**



# **MAIN BEDROOM**

19'11" x 9'10" red to 8'3" (6.08m x 3.00m red to 2.53m)





# **BEDROOM TWO**

12'10" x 11'10" (3.93m x 3.63m)





#### **BATHROOM**

7'9" x 6'10" (2.37m x 2.10m)



#### **WET ROOM**



#### **EXTERNAL**





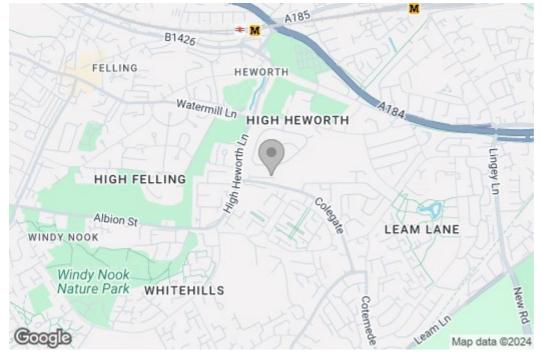




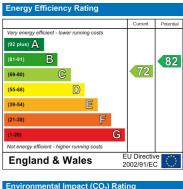
# **Property disclaimer**

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.

#### Area Map



# **Energy Efficiency Graph**



| Environmental Impact (CO <sub>2</sub> ) Rating      |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO2 emissions |                         |           |
| (92 plus) 🛕   |                         |           |
| (81-91)   |                         |           |
| (69-80)   |                         |           |
| (55-68)   |                         |           |
| (39-54)   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO2 emissions |                         |           |
|   | U Directiv<br>002/91/E0 |           |

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.