



## 74 Oakwood, Gateshead, NE10 8LX

£139,950

Nestled in the serene Oakwood area of Gateshead, this spacious semi-detached house offers a tranquil retreat for those seeking a peaceful abode. Boasting a double frontage, this charming property features a front garden and a convenient double driveway at the rear, providing ample parking space.

Situated adjacent to the highly desirable Whitehills Estate in Windy Nook, this residence is ideal for families looking to settle in a welcoming community. The property comprises an entrance hallway, a cosy living room, and a dining kitchen, offering a perfect setting for entertaining guests or simply relaxing with loved ones. With a modern family bathroom and three generously proportioned bedrooms on the first floor, there is plenty of space for a growing family or visiting guests. The gated driveway at the rear ensures both security and privacy for residents, adding an extra layer of convenience to this already appealing home. Although the current vendor had plans for refurbishment, personal circumstances have led to a pause in the process, presenting a fantastic opportunity for the new owner to add their personal touch and create their dream home. Don't miss out on the chance to make this property your own and enjoy the peaceful surroundings and community spirit that this location has to offer.

## ENTRANCE HALLWAY



## BEDROOM ONE

12'2" x 10'4" (3.71m x 3.16m)



## LOUNGE

18'8" x 11'10" (5.69m x 3.61m)



## BEDROOM TWO

12'2" x 9'3" (3.73m x 2.82m)



## DINING AREA

12'6" x 9'2" (3.82m x 2.80m)

## BREAKFASTING KITCHEN

13'2" x 8'1" (4.03m x 2.47m)



## BEDROOM THREE

9'3" x 7'5" (2.83m x 2.28m)



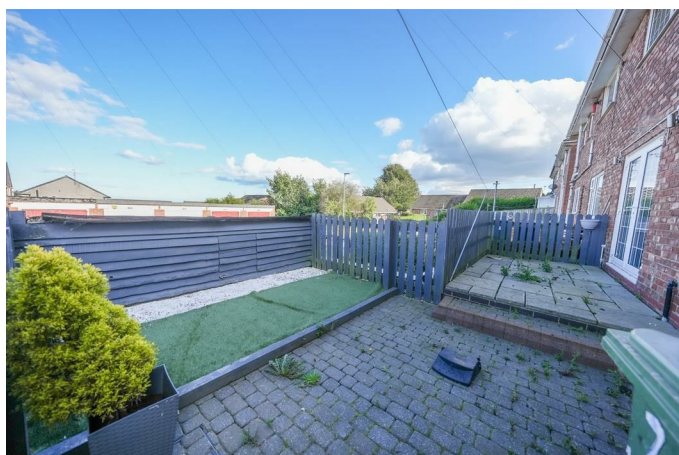
## FIRST FLOOR LANDING

## BATHROOM

9'5" x 5'4" (2.88m x 1.65m)



## EXTERNAL



### Property disclaimer

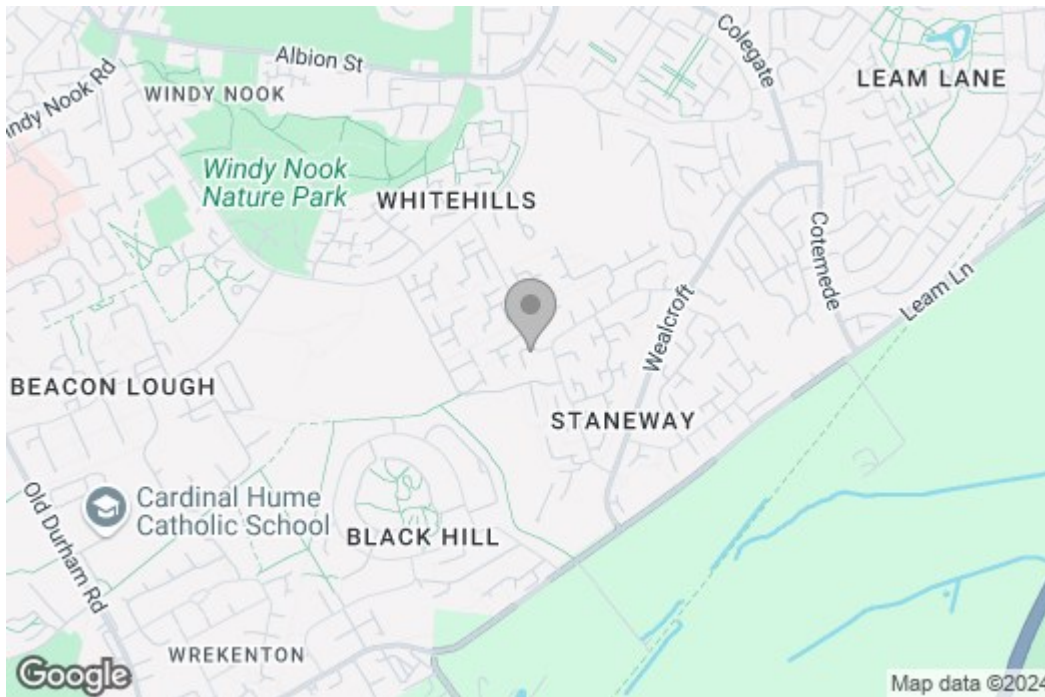
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

### Tenure

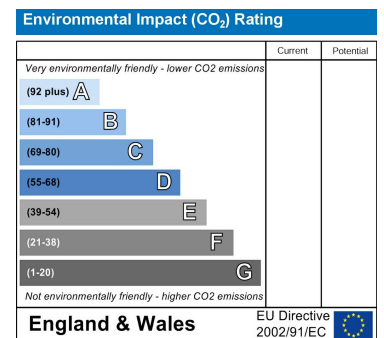
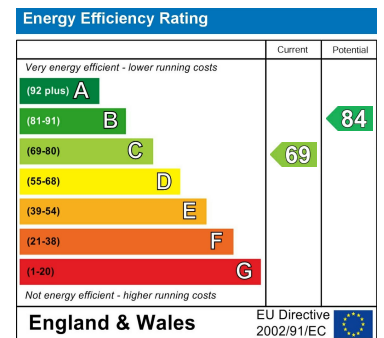
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

# 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.