



## 16 Festival Way, Gateshead, NE11 9QU

Offers Over £189,950

\*\*\* WE HAVE BEEN ADVISED BY THE VENDOR THEY WILL BE EXTENDING THE LEASE \*\*\*

Located in Festival Way, this link detached bungalow offers a promising opportunity for a new homeowner. Boasting a nice living room with a feature fireplace, this property exudes warmth and character from the moment you step inside. With two inviting bedrooms, including a main bedroom complete with built-in wardrobes, and an additional bedroom featuring elegant French doors, this bungalow provides a comfortable living space for a small family or those seeking a tranquil retreat.

The dining kitchen, offering access to the rear patio, presents the perfect setting for hosting gatherings or enjoying a meal overlooking the private garden. The bathroom provides a functional space.

Outside, the property impresses with a driveway and garden to the front, along with a garage for convenient parking and storage. The rear garden, a secluded oasis, features a westerly facing patio, a lush lawn, and a charming greenhouse, ideal for cultivating your own green haven.

Though the property may benefit from a touch of tender loving care, the potential it holds is undeniable. With its location and a little bit of personalisation, this bungalow has all the makings of a lovely home where cherished memories can be made.



## ENTRANCE HALLWAY



## LIVING ROOM

14'2" x 13'1" (4.32m x 3.99m)



## DINING KITCHEN

13'8" x 7'10" (4.18m x 2.40m)



## MAIN BEDROOM

15'0" to robes x 8'8" (4.58m to robes x 2.65m)



## BEDROOM TWO

10'9" x 8'8" (3.28m x 2.65m)

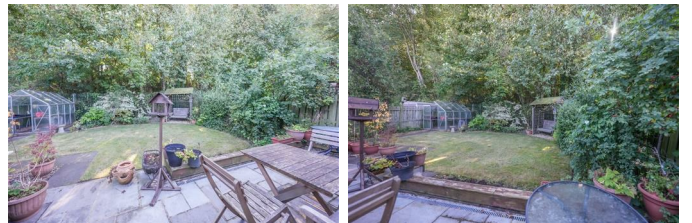


## BATHROOM

7'9" x 4'10" (2.37m x 1.49m)



## EXTERNAL



## GARAGE

18'3" x 8'9" (5.57m x 2.67m)

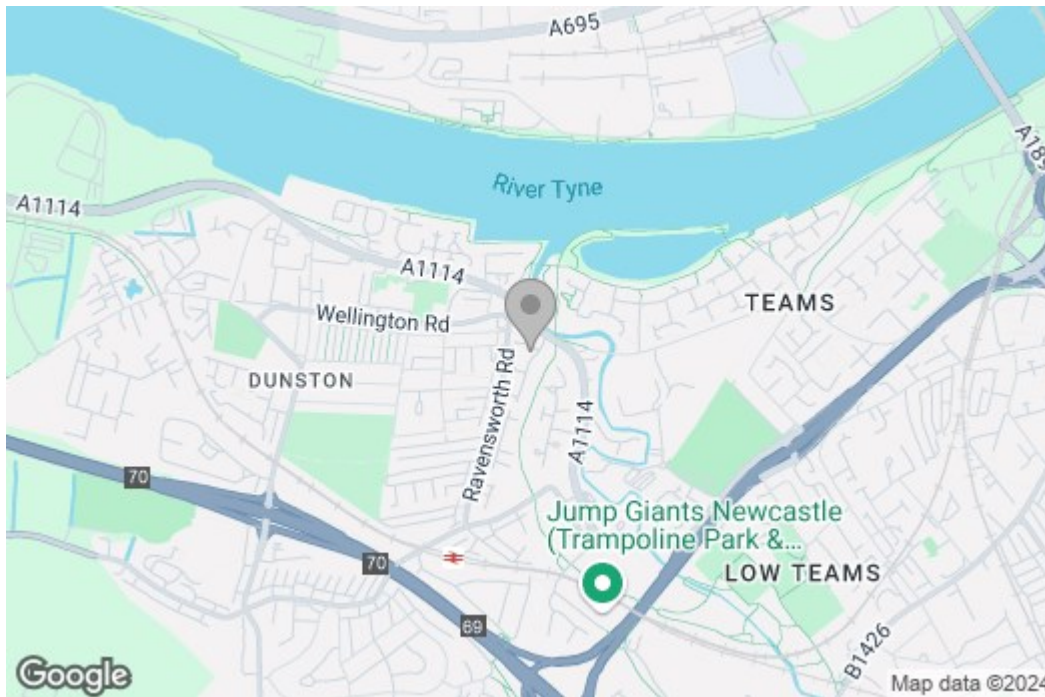
### Property disclaimer

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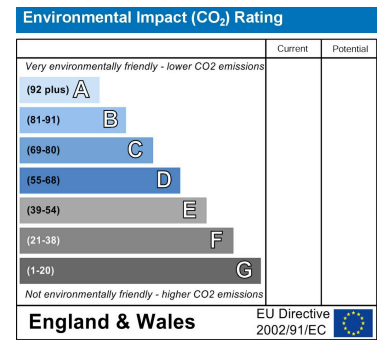
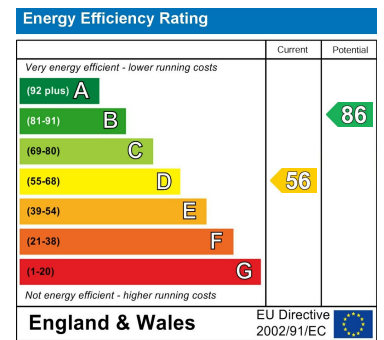
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# Floor Plan

## 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.