



27 Ellerbeck Close, Gateshead, NE10 9TG

Offers Over £135,000

This charming two-bedroom semi-detached house is the perfect starter home, offering modern comforts and a welcoming atmosphere.
Accommodation Comprises :

****Entrance Porch:**** A warm entryway leading into the home.

****Lounge:**** A cozy living space ideal for relaxation or entertaining.

****Kitchen:**** A stylishly refitted shaker-style kitchen featuring elegant black accents, with integral oven and dishwasher

****French Doors:**** Open up to a lovely rear garden, enhancing the indoor-outdoor flow.

****First Floor:****

****Bedrooms:**** Two well-proportioned bedrooms, ideal for a small family or home office, one with fitted wardrobes

****Bathroom:**** A modern three-piece bathroom, designed with contemporary fixtures.

ENTRANCE PORCH



LOUNGE

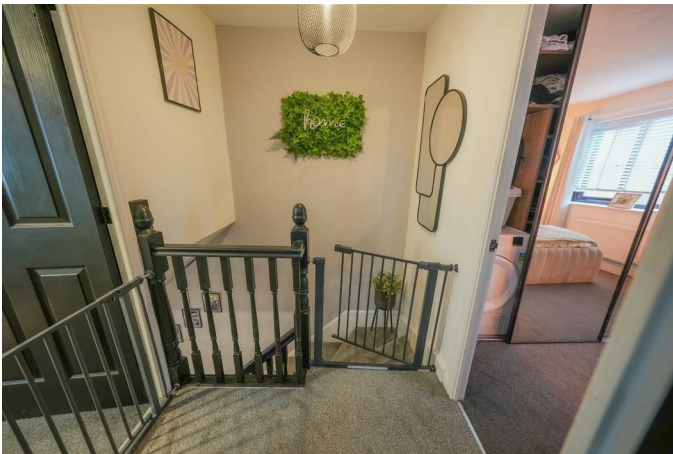
17'10" x 11'11" (5.44 x 3.65)



KITCHEN

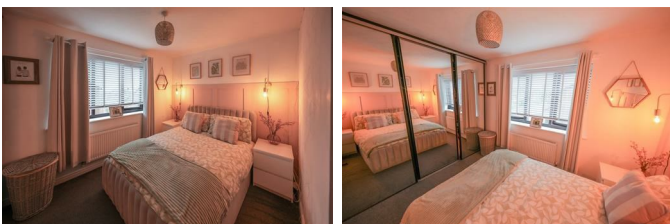


ACCOMMODATION FIRST FLOOR



BEDROOM ONE

12'0" x 9'10" (3.68 x 3.00)



BEDROOM TWO

3.02 x 2.65 plus wardrobe



BATHROOM/W.C.



EXTERNAL



Property disclaimer

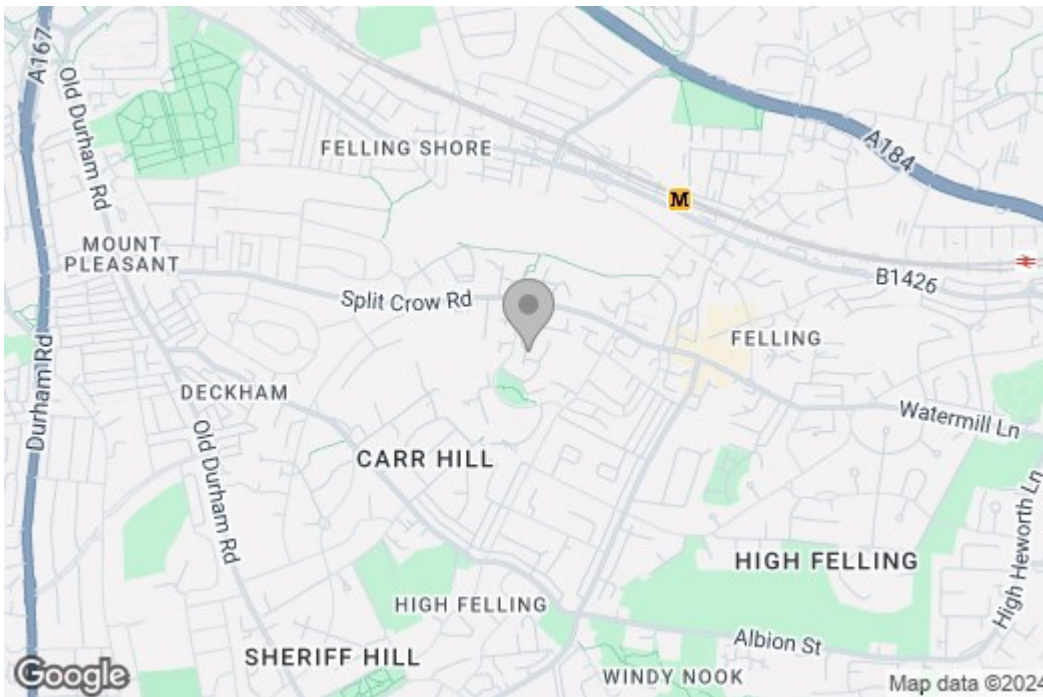
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

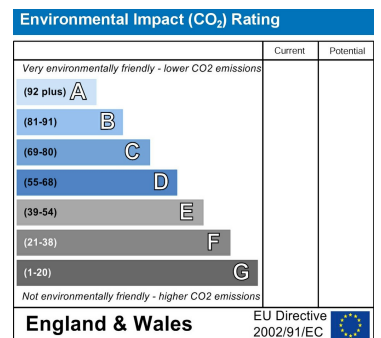
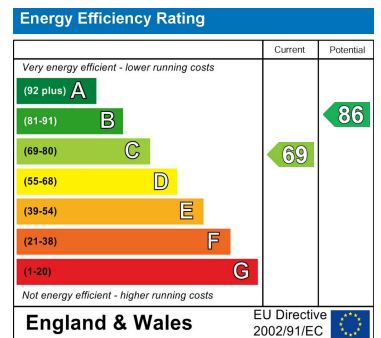
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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.