



141 Springwell Road, Gateshead, NE9 7AB

Offers Over £105,000

We are delighted to bring to the market this three-bedroom semi-detached home offers a fantastic opportunity for those looking to add their personal touch. While it does require some modernisation, it boasts desirable features such as double glazing and gas central heating, ensuring comfort throughout the year. Accommodation briefly comprises - : Entrance hallway, lounge with feature fire, opening to dining room, modern kitchen with some appliances and access to the rear garden. To the first floor there are three bedrooms and a shower room / w.c. Externally the property is complemented by enclosed gardens to both the front and back, providing a private outdoor space perfect for relaxing or entertaining. With its potential and excellent location, this home is ideal for families or investors looking to create their dream space. Don't miss out on this opportunity to make it your own!

ENTRANCE HALLWAY



BEDROOM ONE

11'10" x 10'5" (3.62 x 3.19)



LOUNGE

14'5" x 11'9" (4.40 x 3.60)



BEDROOM TWO

10'5" x 10'2" (3.19 x 3.10)



DINING ROOM

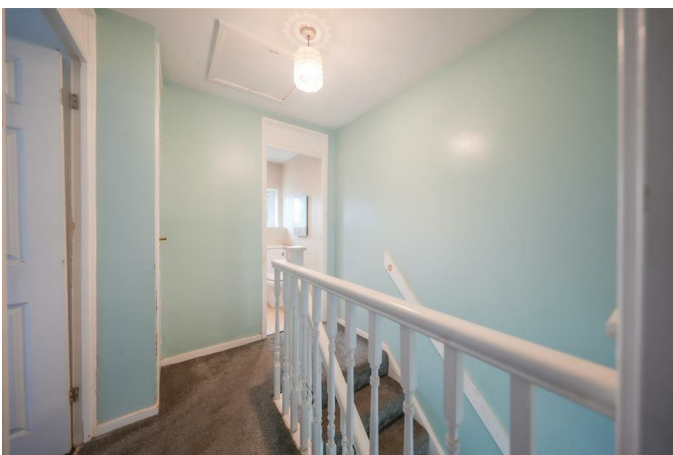
8'0" x 8'0" (2.44 x 2.44)

KITCHEN

9'11" x 9'10" (3.04 x 3.02)



ACCOMMODATION FIRST FLOOR



BEDROOM THREE

8'9" x 7'8" (2.68 x 2.34)



BATHROOM/ W.C



EXTERNAL

Property disclaimer

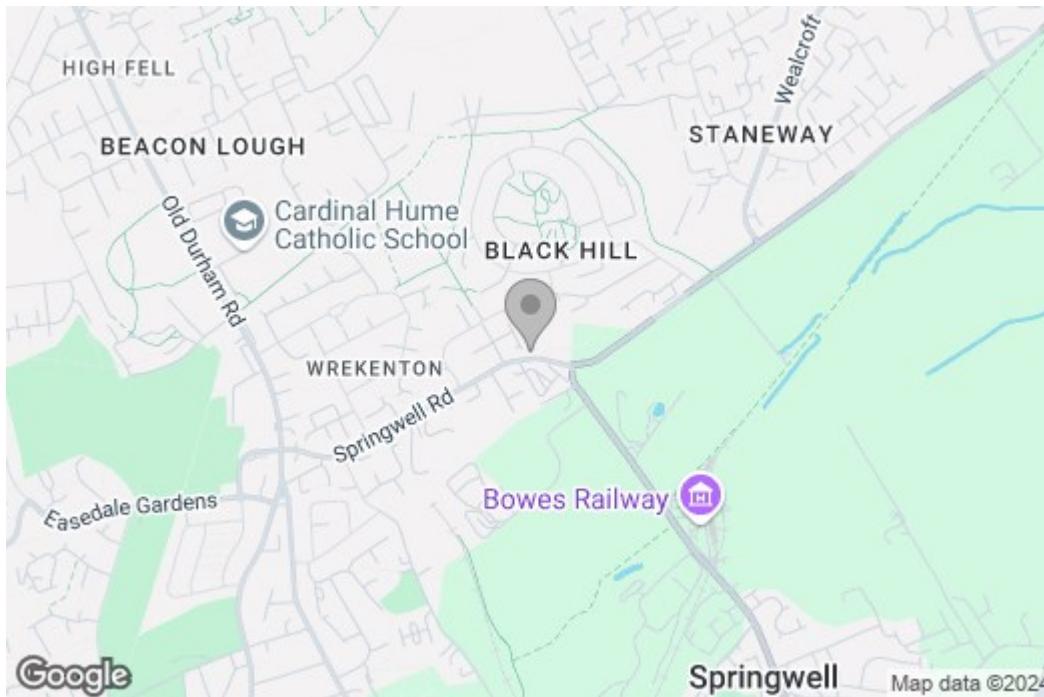
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

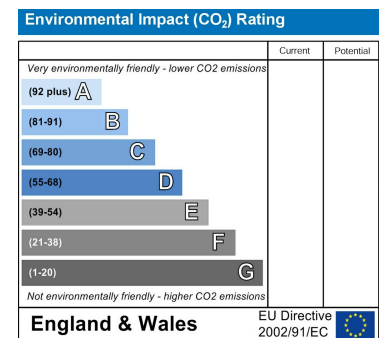
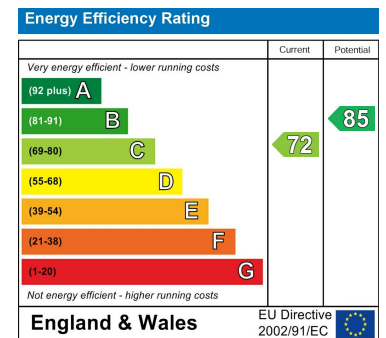
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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.