



## 10 Bude Gardens, Gateshead, NE9 6XP

Offers Over £255,000

Welcome to this stunning three-bedroom home, a perfect sanctuary for families seeking quality and comfort. As you step through the beautiful entrance hallway, you're greeted by a spacious lounge/diner that flows seamlessly into a gorgeous garden room, offering breathtaking views of the south-facing rear garden—ideal for relaxation and outdoor entertaining. The well-appointed kitchen on this floor is designed for both functionality and style.

Upstairs, a bright landing leads to three inviting bedrooms and a family bathroom, ensuring ample space for everyone. The property also features off-road parking with a generous driveway, complemented by beautifully landscaped gardens on either side. With its exquisite decor and thoughtful design, this home is truly a gem that is sure to sell fast. Don't miss your chance to make it yours!



## ENTRANCE HALLWAY



## LOUNGE/ DINING ROOM

17'11" x 12'10" (5.48 x 3.93)



## SUN ROOM/ DINING ROOM

10'8" x 9'4" (3.27 x 2.86)

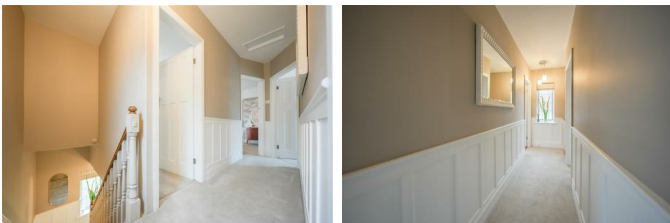


## KITCHEN

9'11" x 7'8" (3.03 x 2.36)



## ACCOMMODATION FIRST FLOOR



## BEDROOM ONE

12'2" x 10'7" (3.72 x 3.23)



## BEDROOM TWO

11'5" x 6'11" (3.50 x 2.13)



## BEDROOM THREE

7'2" x 4'7" (2.19 x 1.41)



## BATHROOM/ W.C.



## EXTERNAL



### Property disclaimer

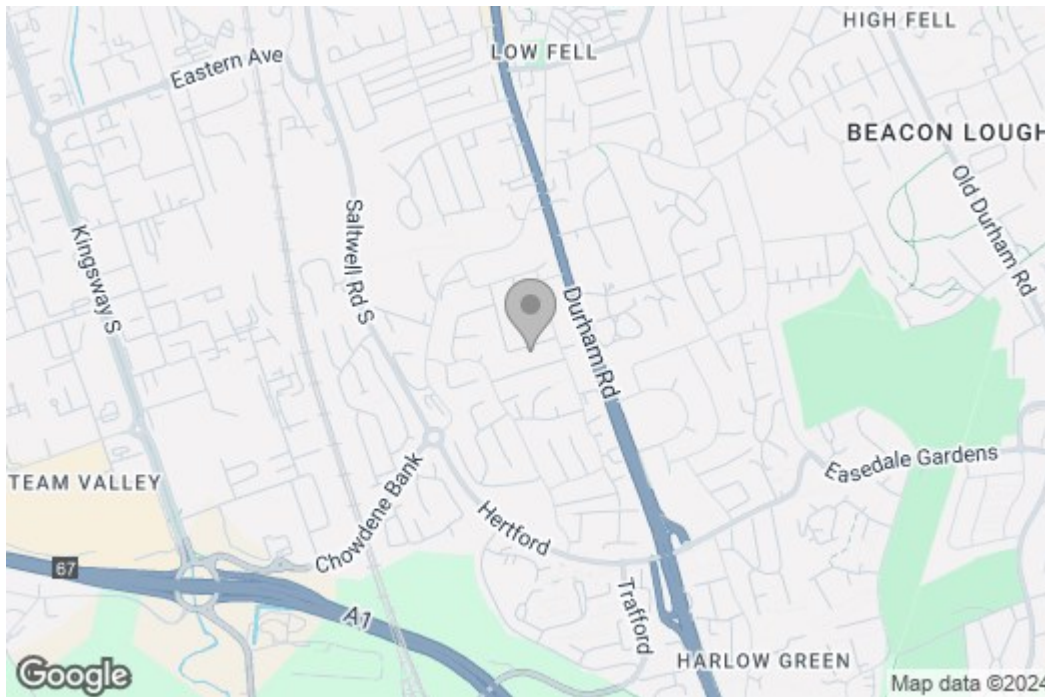
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

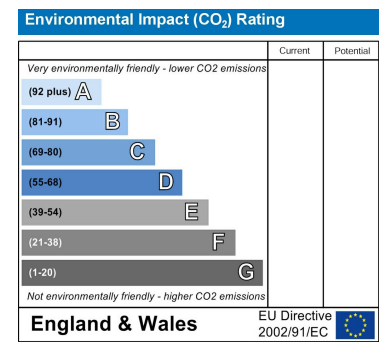
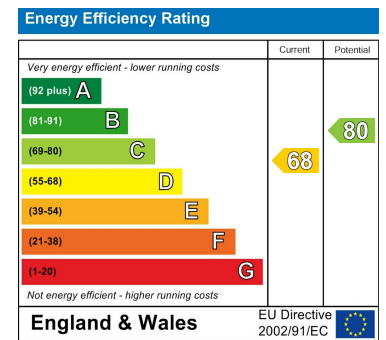
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

# 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.