# GORDON BROWN

SALES & LETTING









## 8 Ravenswood Gardens, Gateshead, NE9 6JR

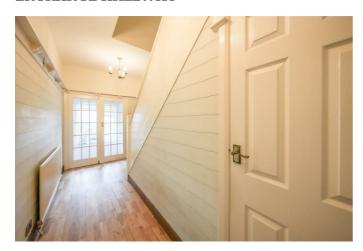
Offers Over £270,000

We are delighted to bring to the market this extended four bedroom semi detached home boasting stunning views. As you step through the entrance porch and into the hallway, you are greeted by two reception rooms. The living room features a beautiful fireplace and bay window, while the dining room, also with a fireplace, provides access to the kitchen and French Doors that open onto the rear garden. Venture upstairs to find a first-floor landing that leads to a fully boarded loft with two Velux windows, perfect for storage or conversion. The main bedroom has fitted wardrobes and a bay window that frames breathtaking views. Three additional bedrooms, one with an en-suite, and a family bathroom complete the upper level, providing ample space for the whole family. Outside, the property is surrounded by mature gardens to the front and rear. A driveway and garage offer convenient parking options, adding to the practicality of this wonderful home. In summary, this property in Ravenswood Gardens with its spacious accommodation, charming features, great location, this semi-detached house would make a lovely family home.

### **ENTRANCE PORCH**



### **ENTRANCE HALLWAY**



**GROUND FLOOR W/C** 



### LIVING ROOM

14'6" into bay x 13'0" to chimney breast (4.44m into bay x 3.97m to chimney breast)



**DINING ROOM** 14'8" x 10'8" (4.48m x 3.26m)



**KITCHEN** 15'11" x 7'1" (4.86m x 2.17m)



### FIRST FLOOR LANDING



**MAIN BEDROOM** 

14'11" into bay x 12'1" (4.55m into bay x 3.69m)





**BEDROOM TWO** 

16'0" x 8'4" (4.90m x 2.56m)



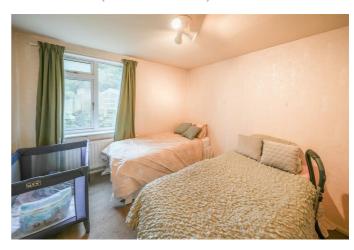


### **EN-SUITE**



### **BEDROOM THREE**

10'9" x 10'3" (3.28m x 3.13m)



**BEDROOM FOUR** 

9'1" x 9'0" (2.79m x 2.75m)



### **FAMILY BATHROOM**

10'9" x 7'3" (3.29m x 2.23m)

### **EXTERNAL**





### **Property disclaimer**

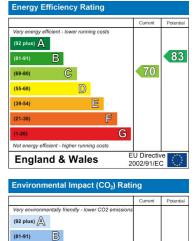
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

### Area Map

# TEAM VALLEY TRADING ESTATE Saltwell Rd of Chromosoft Harlow Green All Smithy Ln Harlow Green Map data ©2024

### **Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and on ot 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 firms employment has the authority to make or give an representation or warranty in respect of the property.