



## 35 Pinewood Gardens, Gateshead, NE11 0DJ

Offers Over £209,950

Welcome to this charming semi-detached bungalow situated in the sought-after Pinewood Gardens. This property boasts a warm and inviting atmosphere with its well-presented interior and meticulous maintenance. As you step inside, you are greeted by a spacious entrance hallway leading to a living room featuring a beautiful fire surround, perfect for relaxing evenings. The dining kitchen is a highlight, showcasing an exposed brick feature fireplace with a log effect gas burning stove, integrated oven, and convenient access to the sun terrace where you can enjoy al fresco dining. The main bedroom is a tranquil retreat with French doors opening into the conservatory, offering a peaceful space to unwind. Additionally, there is a second bedroom and a well-appointed bathroom to cater to your needs. Outside, the property offers a driveway providing parking for one vehicle, ensuring convenience for residents. The lovely private garden at the rear is a delightful oasis, complete with a composite decked sun terrace, ideal for enjoying sunny days or hosting gatherings with friends and family. Located in a popular area, this semi-detached bungalow presents a fantastic opportunity for those seeking a comfortable and welcoming home. With its spacious layout and charming features, this property is sure to capture your heart. Don't miss the chance to experience the beauty of this home - book your viewing today and envision the possibilities that await in this lovely abode.

## ENTRANCE HALLWAY

## LIVING ROOM

14'7" x 10'10" (4.46m x 3.32m)



## DINING KITCHEN

25'1" x 12'1" (7.66m x 3.70m)



## CONSERVATORY

22'3" x 8'3" (6.80m x 2.52m)



## BEDROOM ONE

11'3" x 10'10" (3.43m x 3.31m)



## BEDROOM TWO

11'7" into bay x 8'11" (3.55m into bay x 2.73m)



## BATHROOM

9'0" x 7'1" (2.75m x 2.18m)



## EXTERNAL



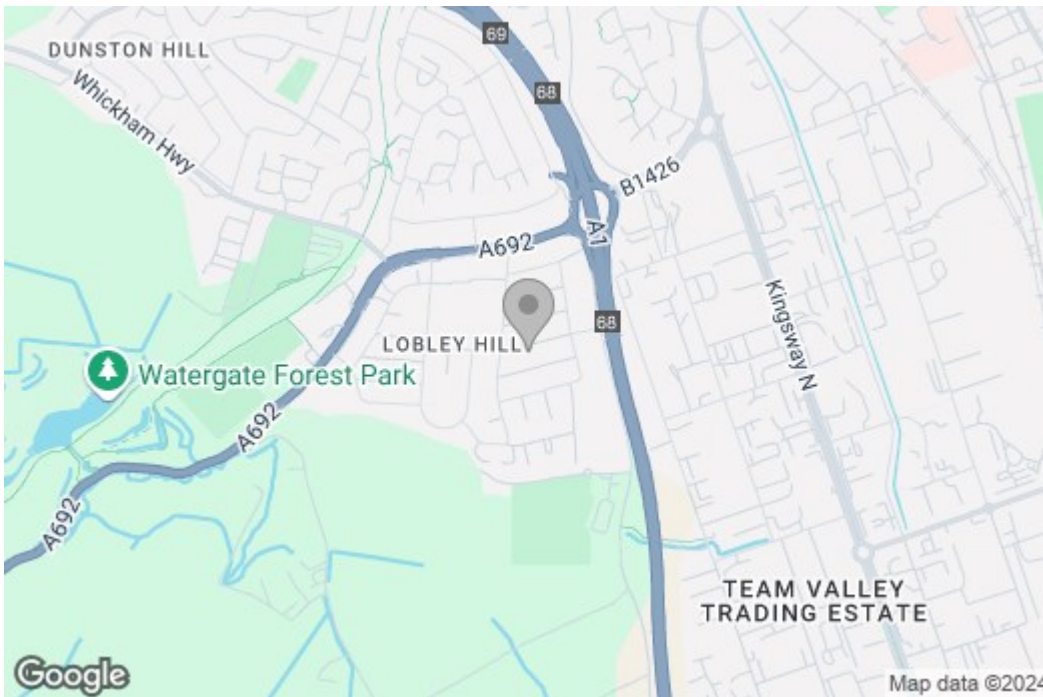
## Property disclaimer

**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.

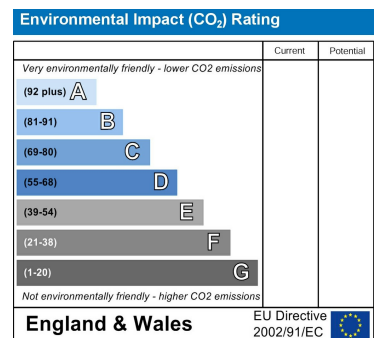
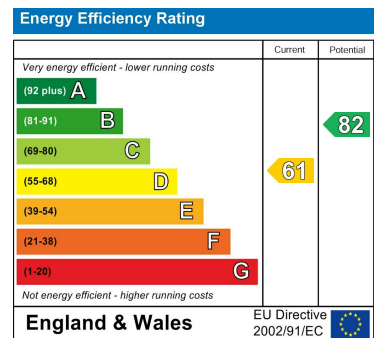
Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

# 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.