



## 4 Langdale Road, Gateshead, NE9 5RN

£289,950

Nestled on the desirable Langdale Road in Low Fell, this charming detached bungalow presents a wonderful opportunity for those seeking a spacious family home with immense potential. Having been lovingly cared for over the years, the property boasts stunning westerly views to the rear, providing a picturesque backdrop for everyday living. Upon entering, you will find two generous reception rooms, including a welcoming living room that seamlessly connects to dining room perfect for enjoying the natural light and views. The kitchen is equipped with a built-in pantry and offers convenient access to the two garages, both of which are fitted with power and lighting, making them ideal for storage or workshop use. The ground floor comprises two well-proportioned double bedrooms, each featuring fitted wardrobes, alongside a family bathroom. Ascend to the second floor, where you will discover an additional double bedroom, complete with built-in storage and breathtaking views, making it a serene retreat. The property is set within gardens to the front, side, and rear, providing ample outdoor space for relaxation and recreation. There are two garages providing off street parking, enhancing the appeal of this lovely home. While the bungalow is in need of modernisation and capital expenditure, it presents a fantastic opportunity for buyers to create their dream home tailored to their tastes. Viewings are highly recommended to fully appreciate the potential this property has to offer. Don't miss the chance to make this delightful bungalow your own.



## ENTRANCE HALLWAY



## LIVING ROOM

15'8" x 11'2" (4.79m x 3.42m)



## DINING ROOM

11'7" x 9'5" (3.55m x 2.89m)



## KITCHEN

13'4" x 9'4" (4.07m x 2.85m)



## MAIN BEDROOM

11'11" x 11'7" (3.65m x 3.54m)



## BEDROOM TWO

11'8" x 11'7" (3.56m x 3.55m)



## BATHROOM

8'11" x 5'9" (2.74m x 1.77m)



## FIRST FLOOR LANDING



### BEDROOM THREE

11'7" x 10'4" (3.54m x 3.16m)



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.

### GARAGE ONE

17'10" x 8'3" (5.44m x 2.52m)



### GARAGE TWO

22'5" x 8'2" (6.84m x 2.50m)

### EXTERNAL

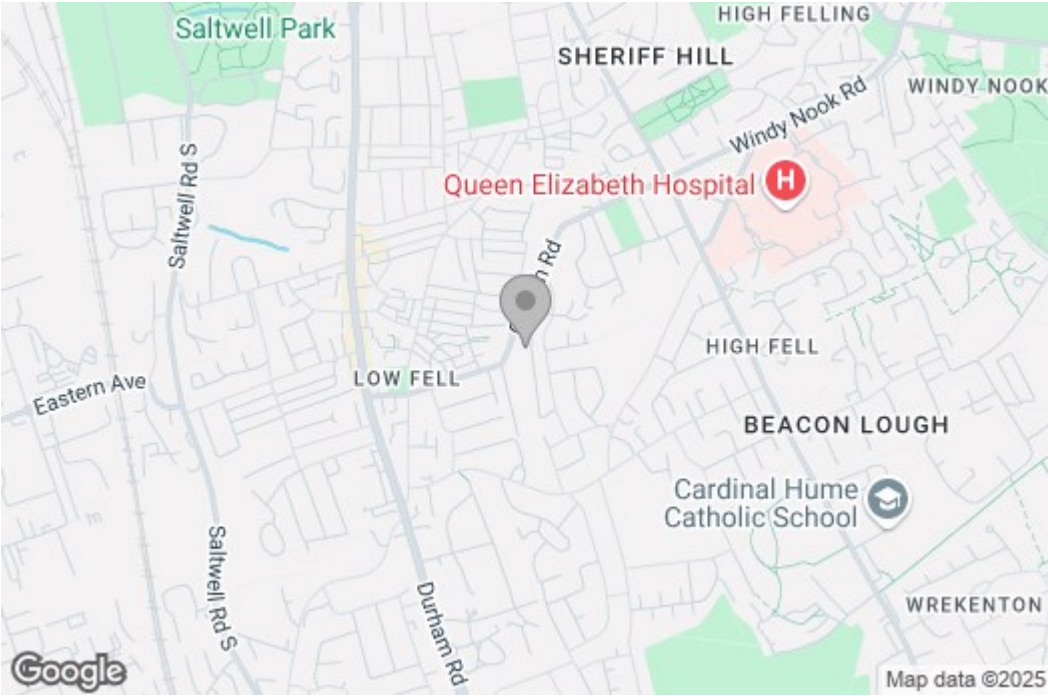


### Property disclaimer

**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

Floor Plan

Area Map



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.

Energy Efficiency Graph

