



## 4 Broadbank, Gateshead, NE10 8XW

Offers Over £165,000

Located on Broadbank in the popular area of Wardley, this charming end-link terraced house presents an excellent opportunity for first-time buyers and families alike. The property is well presented throughout, offering a warm and inviting atmosphere. Upon entering, you are greeted by a spacious entrance hallway that seamlessly flows into a delightful dining room, providing an ideal space for family meals and entertaining guests.

The kitchen, conveniently accessible from the dining area, is well-equipped and functional, making it a joy to prepare meals. The living room is a standout feature of the home, boasting French doors that open directly onto the rear garden. This creates a wonderful connection between indoor and outdoor living, perfect for enjoying sunny days. The first floor landing leads to three bedrooms, each offering a comfortable retreat for rest and relaxation. The bathroom is also located on this level, providing essential amenities for the household. Outside, the property benefits from gardens both at the front and rear. The front garden includes a driveway, ensuring ample off-street parking for residents and visitors. The rear garden features a lovely patio area, ideal for alfresco dining, alongside a well-maintained lawn and garden sheds for additional storage. This delightful home in Broadbank is not only well-located but also offers a perfect blend of comfort and practicality, making it an ideal choice for those looking to settle in a vibrant community. Don't miss the chance to make this lovely house your new home.



### DINING ROOM/RECEPTION HALLWAY

12'0" x 8'9" (3.66m x 2.68m)



### KITCHEN

12'1" x 5'2" (3.70m x 1.59m)



### LIVING ROOM

14'1" x 10'7" (4.31m x 3.24m)



### FIRST FLOOR LANDING

### BEDROOM ONE

10'7" x 8'4" (3.25m x 2.56m)



### BEDROOM TWO

8'6" x 7'2" (2.61m x 2.20m)



### BEDROOM THREE

8'1" x 5'7" (2.47m x 1.71m)



## **FAMILY BATHROOM**

6'9" x 5'4" (2.07m x 1.65m)



## **EXTERNAL**

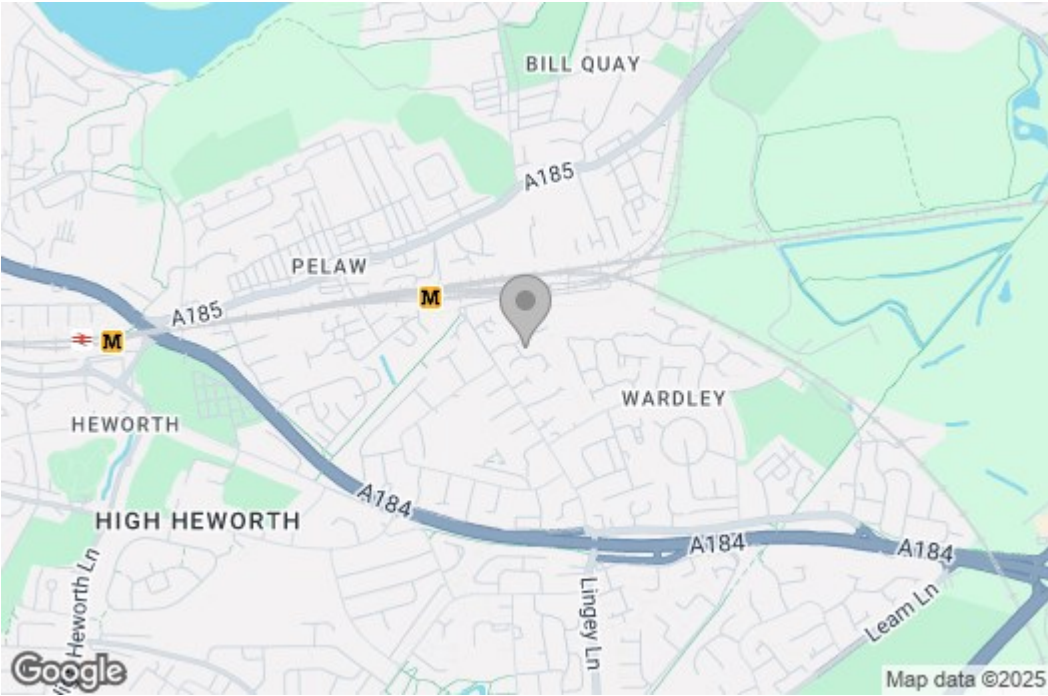


## **Property disclaimer**

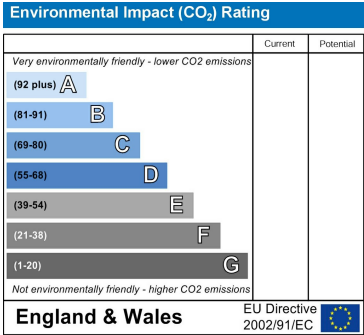
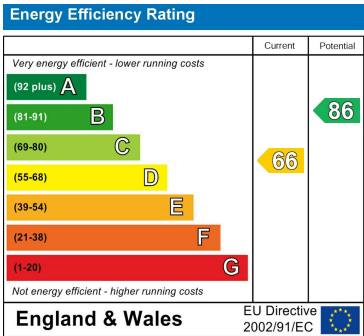
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Floor Plan

Area Map



Energy Efficiency Graph



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