# GORDON BROWN









# 24 Dornoch Crescent, Gateshead, NE10 9BA

Offers Over £195,000

Located in the sought-after Dornoch Crescent, this charming semi-detached bungalow offers a delightful blend of comfort and style. The property is well-maintained and presented, making it an ideal choice for those seeking a low-maintenance lifestyle. Upon entering, you are welcomed into a spacious living room, featuring a living flame fire that adds a touch of warmth and elegance to the space. The kitchen is thoughtfully designed, equipped with an integrated oven, a free-standing dishwasher, and a fridge/freezer, ensuring that all your culinary needs are met. The bungalow boasts two well-proportioned bedrooms, with the main bedroom benefiting from built-in sliding door wardrobes and direct access to a lovely conservatory. This bright and airy conservatory features French doors that open onto the south-facing rear patio, creating a perfect spot for relaxation or entertaining guests. The property also includes a modern shower room and a front garden with an Astro turf lawn, providing a stylish yet low-maintenance outdoor space. The driveway offers convenient off-street parking, while the rear garden features a composite patio area, ideal for enjoying sunny days. Additionally, a large garage provides ample storage or workshop space, enhancing the practicality of this delightful home. With its good-sized accommodation and appealing features, viewings are essential to fully appreciate what this bungalow has to offer. Don't miss the opportunity to make this lovely property your new home.

#### **ENTRANCE HALLWAY**

#### LIVING ROOM

17'4" x 11'3" (5.29m x 3.45m)





#### **KITCHEN**

9'10" x 8'6" (3.01m x 2.60m)







#### **MAIN BEDROOM**

11'10" x 9'6" to robes (3.61m x 2.91m to robes)





#### **CONSERVATORY**

11'11" x 7'7" (3.64m x 2.33m)



#### **BEDROOM TWO**

11'1" x 8'5" (3.38m x 2.59m)





#### **SHOWER ROOM**

6'7" x 5'3" (2.03m x 1.62m)



#### **EXTERNAL**





#### **GARAGE**

19'7" x 11'11" (5.97m x 3.64m)





### **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 Energy Efficiency Graph



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