



## 36 Coniston, Gateshead, NE10 0XB

£129,950

Situated in the desirable area of Coniston, this charming semi-detached house offers a wonderful opportunity for those seeking a comfortable and inviting home. Set on an enviable corner plot, the property boasts a delightful exterior with gravelled gardens both at the front and side, providing a low-maintenance yet attractive outdoor space. Upon entering through the composite front entrance door, you are welcomed into a bright hallway that leads to a spacious living room. This area features open access to the kitchen, which is equipped with an integrated oven, making it perfect for both cooking and entertaining. A handy utility area is conveniently located in the rear hallway, adding to the practicality of the home. The property comprises two generously sized bedrooms, each thoughtfully designed with built-in wardrobe storage, ensuring ample space for your belongings. The bathroom is well-appointed, catering to all your needs. The rear garden is a true highlight, featuring a lush lawn and a paved patio area, ideal for enjoying sunny days or hosting gatherings with family and friends. This lovely home is a must-see, and viewing is essential to fully appreciate its charm and potential. Whether you are a first-time buyer or looking to downsize, this property offers a perfect blend of comfort and convenience in a sought-after location.



## ENTRANCE HALLWAY

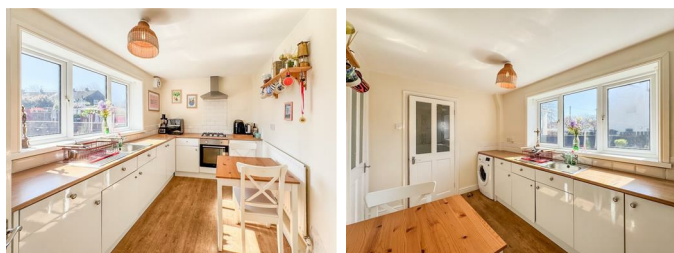
## LIVING ROOM

14'8" x 11'6" (4.49m x 3.51m)



## KITCHEN

12'2" x 7'8" (3.72m x 2.36m)



## UTILITY/REAR HALLWAY

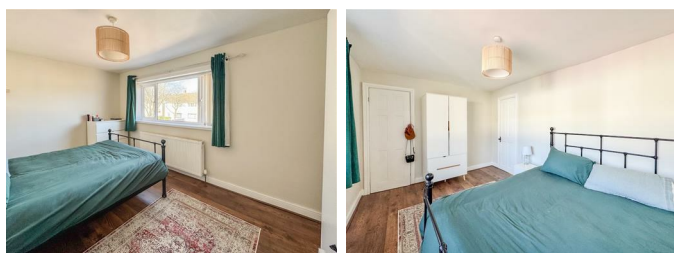
7'0" x 6'5" (2.15m x 1.96m)



## FIRST FLOOR LANDING

## BEDROOM ONE

14'9" x 9'3" (4.50m x 2.83m)



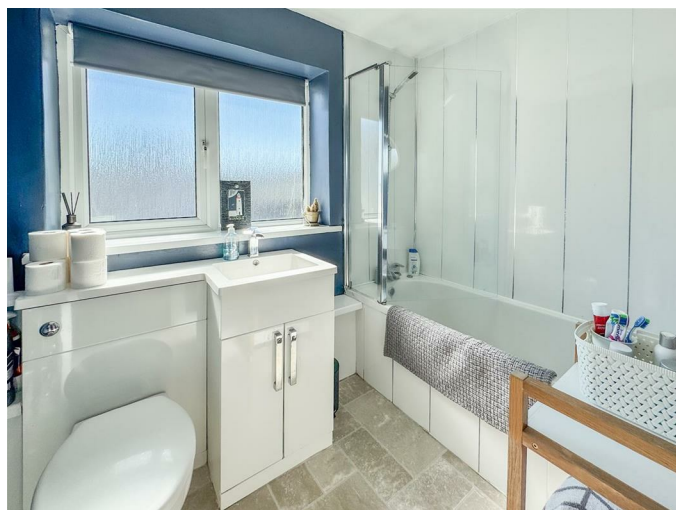
## BEDROOM TWO

10'10" x 10'4" (3.32m x 3.15m)



## BATHROOM

7'6" x 5'6" (2.29m x 1.70m)



## EXTERNAL



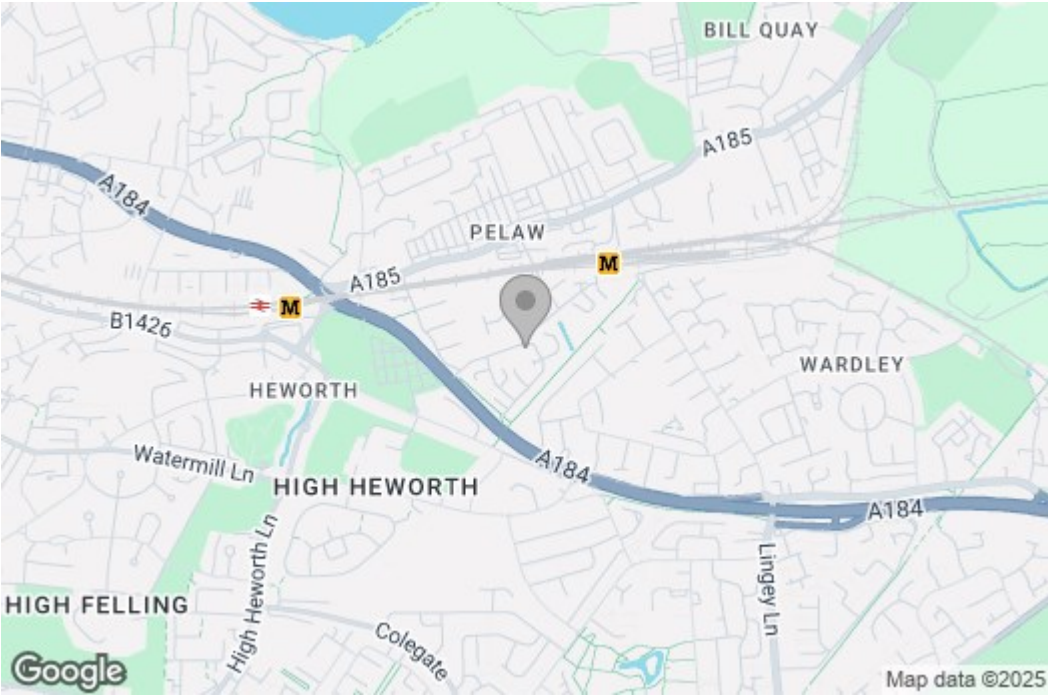
## Property disclaimer

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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



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

