



12 Marsh Court, Gateshead, NE11 9TD

£182,500

Located on Marsh Court within this popular estate, this impressive semi-detached house offers a perfect blend of comfort and modern living. The property boasts a well-designed layout, featuring one inviting reception room that seamlessly connects to a stunning new kitchen. This kitchen is equipped with integrated appliances, including an oven, dishwasher, and fridge/freezer, along with thoughtful additions such as bin storage and a wine rack, making it a delightful space for culinary enthusiasts. The living room is enhanced by a charming living flame gas fire, creating a warm and welcoming atmosphere. French doors lead into a lovely conservatory, which provides a picturesque view of the low-maintenance rear garden, perfect for relaxation or entertaining guests. The house comprises two spacious double bedrooms, one of which benefits from built-in wardrobes, offering ample storage space. The well-appointed bathroom completes the interior, ensuring all essential amenities are readily available. Outside, the property features gardens to both the front and rear, providing a pleasant outdoor space. A gated driveway to the side offers convenient off-street parking, adding to the practicality of this delightful home. With a smart boiler installed within the last five years and the loft boarded for additional storage, this property is not only stylish but also functional. This semi-detached house is an ideal choice for those seeking a comfortable and modern living environment in a desirable location with easy access to the A1 Motorway and only a 10 minute drive to Newcastle City Center and the Metrocentre shopping center.

ENTRANCE PORCH



LIVING ROOM

14'2" x 11'11" (4.33m x 3.64m)



KITCHEN

12'8" x 6'9" (3.88m x 2.06m)



CONSERVATORY

12'3" x 9'5" (3.75m x 2.89m)



FIRST FLOOR LANDING

BEDROOM ONE

10'11" x 10'11" (3.33m x 3.33m)



BEDROOM TWO

12'8" x 6'10" (3.88m x 2.10m)

BATHROOM

9'10" x 5'9" (3.00m x 1.76m)



EXTERNAL



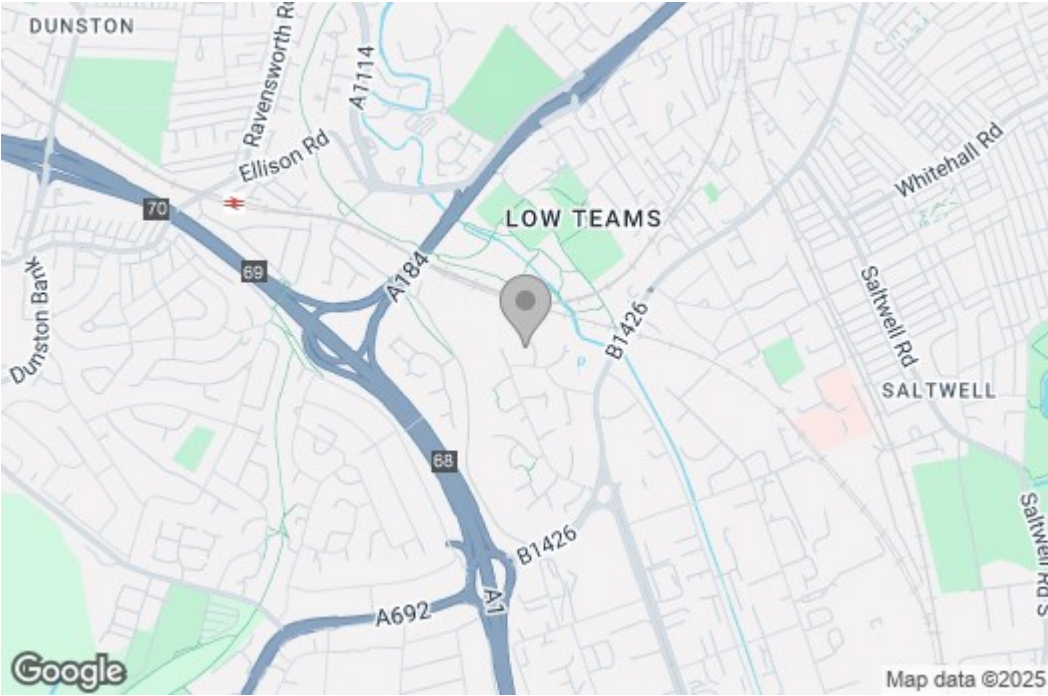
Property disclaimer

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,

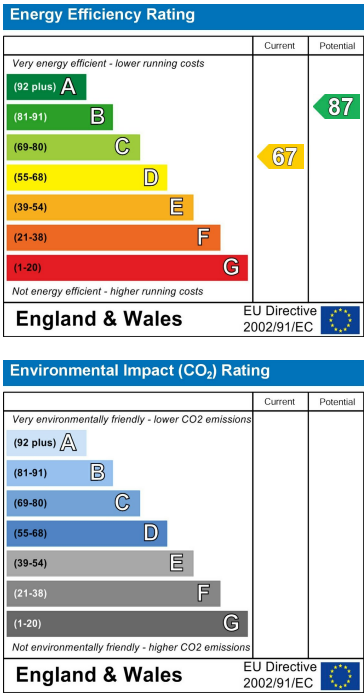
especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

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.