



## 15 Hartburn, Gateshead, NE10 8JE

Offers Over £120,000

Nestled in the charming area of Hartburn, Leam Lane, Gateshead, this well-presented semi-detached house offers a delightful living experience. With three generously sized bedrooms and a well-appointed bathroom, this property is perfect for small families or couples seeking a comfortable home. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious lounge/ dining room with feature fire. This area is bathed in natural light, thanks to the doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The garden provides a lovely space for relaxation or entertaining guests. The breakfasting kitchen is thoughtfully designed, offering ample space for culinary pursuits and family gatherings with an additional utility space. Moving to the first floor, you will find three well-proportioned bedrooms, each providing a peaceful retreat. Additionally, there is a family bathroom that caters to all your needs. For those requiring extra storage, the property boasts additional space in the attic which is accessed via a staircase which can be utilised to keep your belongings organised and out of sight. One of the stand out features of this property is the private enclosed rear garden with paved patio and lawn area. The convenience of off-street parking is also a notable feature. This semi-detached home in Hartburn is not only well-located but also offers a blend of comfort and practicality, making it an ideal choice for anyone looking to settle in this vibrant community. Don't miss the opportunity to make this lovely property your new home.



## ENTRANCE PORCH



## ENTRANCE LOBBY

### LOUNGE / DINING ROOM

20'4" x 11'6" (6.21 x 3.51)



### BREAKFASTING KITCHEN

20'1" x 11'0" (6.14 x 3.36)



## UTILITY AREA



## ACCOMMODATION FIRST FLOOR

### BEDROOM ONE

11'8" x 11'1" (3.57 x 3.40)



### BEDROOM TWO

13'9" x 9'10" (4.21 x 3.0)



### BEDROOM THREE

11'0" x 6'5" (3.37 x 1.96)



## BATHROOM/ W.C.



## ATTIC SPACE

20'9" x 11'10" (6.34 x 3.62)



## EXTERNAL

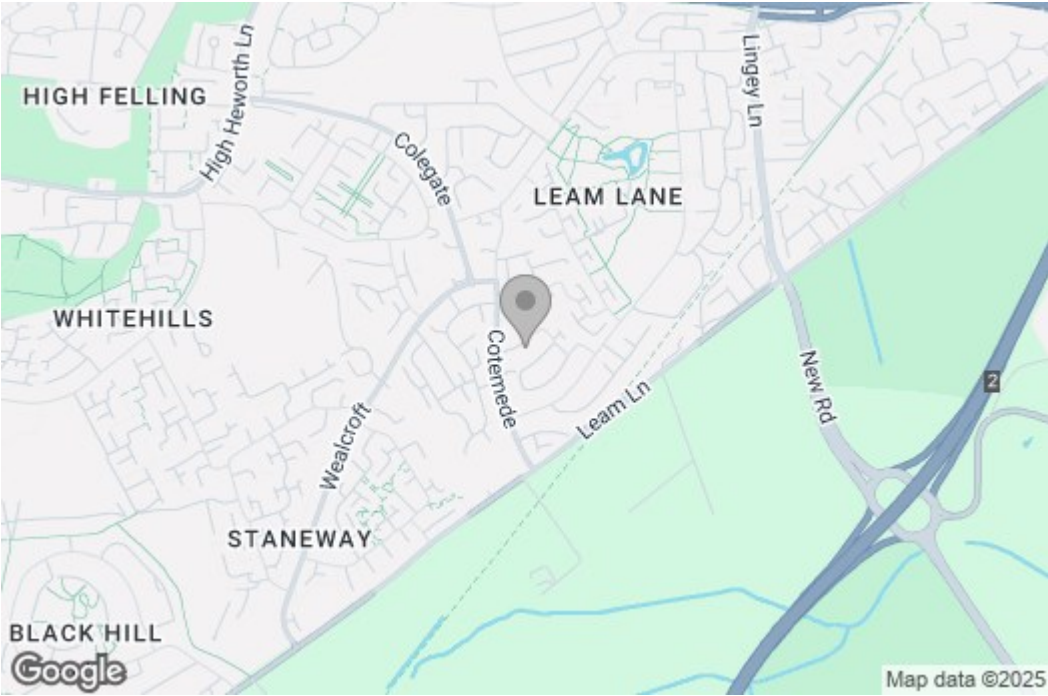


## Property disclaimer

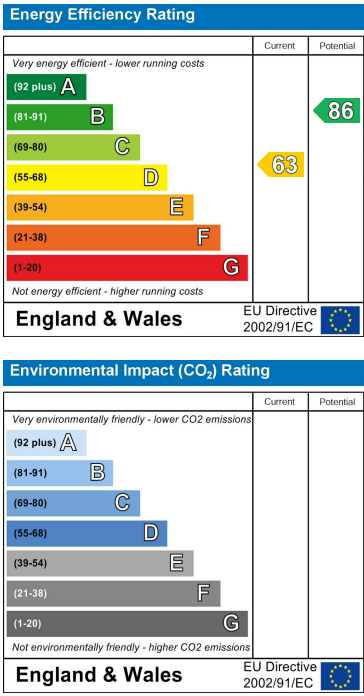
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Floor Plan

Area Map



Energy Efficiency Graph



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