



## 1 Glenridding Close, Gateshead, NE9 6BF

£184,950

Welcome to this immaculately presented semi-detached house located on Glenridding Close in the desirable area of Low Fell. This charming property boasts spacious accommodation, making it an ideal home for families or professionals alike. As you enter, you are greeted by a welcoming entrance

hallway that leads to a convenient ground floor w/c. The heart of the home is the delightful dining kitchen, which features an integrated oven, perfect for those who enjoy cooking and entertaining. The living room is a bright and airy space, enhanced by French doors that open directly onto the rear garden, creating a seamless flow between indoor and outdoor living. The first floor comprises two well-proportioned bedrooms, including a main bedroom complete with built-in wardrobes, providing ample storage space. A further double bedroom offers versatility for guests or a home office. The family bathroom is thoughtfully designed, catering to all your needs. Externally, the property benefits from a driveway and a garden to the front, while the rear garden features both lawn and patio areas, ideal for relaxing or hosting summer gatherings. Situated within a popular development, this home is conveniently close to local amenities and transport links, ensuring easy access to the wider area. Viewing is highly recommended to fully appreciate the quality and charm this property has to offer. Don't miss the opportunity to make this lovely house your new home.



## ENTRANCE HALLWAY



## FIRST FLOOR LANDING



## GROUND FLOOR W/C



## MAIN BEDROOM

12'10" x 11'0" (3.93m x 3.36m)



## BEDROOM TWO

10'7" x 7'11" (3.23m x 2.43m)



## DINING KITCHEN

15'8" x 8'0" (4.80m x 2.44m)



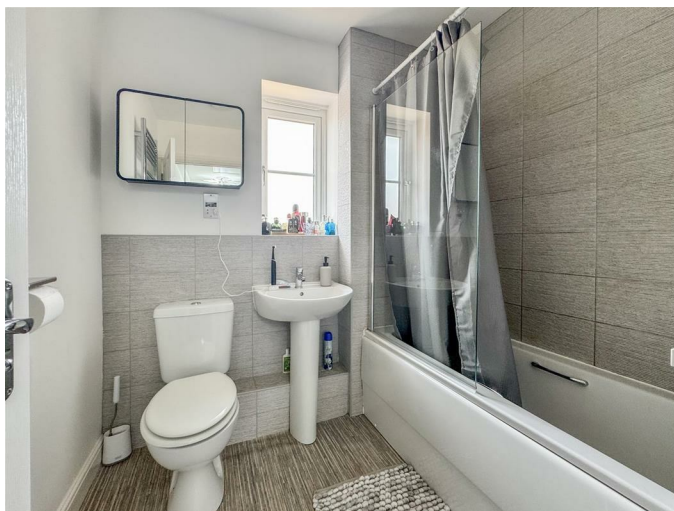
## LIVING ROOM

15'1" x 12'6" (4.62m x 3.83m)



## BATHROOM

6'10" x 6'8" (2.10m x 2.04m)



## EXTERNAL

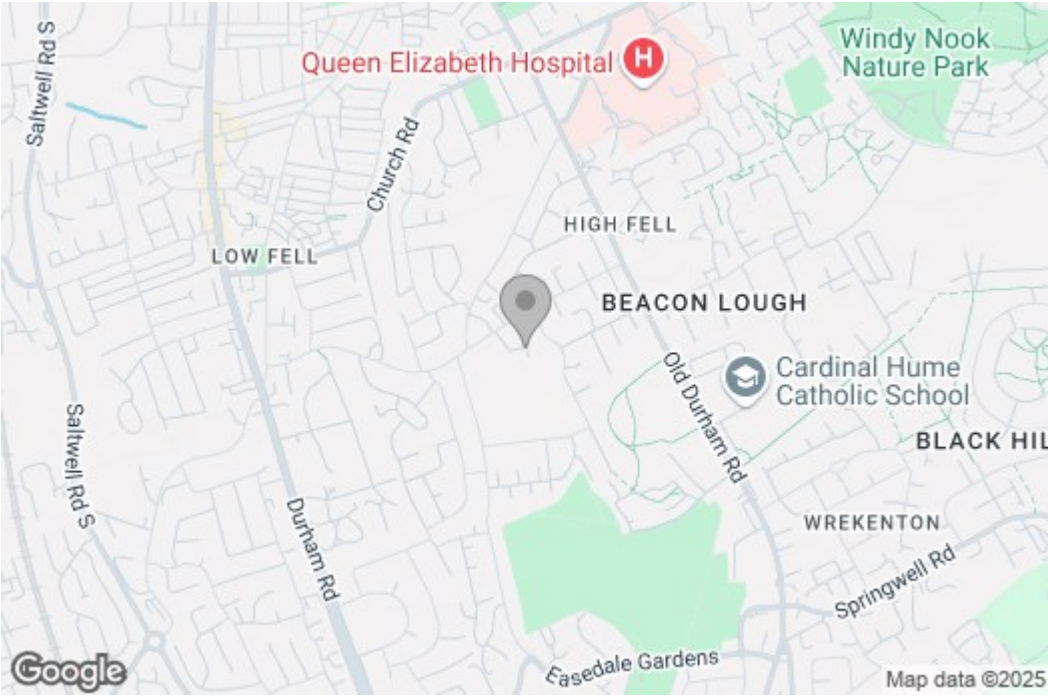


### Property disclaimer

**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



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

