



## 34 Planesway, Gateshead, NE10 8LG

£159,950

Nestled in the popular area of Planesway, this charming terraced house presents an excellent opportunity for those seeking a delightful family home. Boasting three well-proportioned bedrooms, this property offers spacious accommodation that is perfect for both relaxation and entertaining. Upon entering, you are welcomed by a quaint entrance porch that leads into a generous living room, complete with a feature fireplace that adds a touch of warmth and character. The open access to the dining room creates a seamless flow, making it an ideal space for family gatherings or hosting friends. The kitchen is equipped with an integrated oven and features a window that overlooks the rear garden, allowing natural light to fill the space. The property also benefits from a recently fitted shower room, which includes a modern double shower unit, ensuring convenience for the whole family. Outside, you will find gardens to both the front and rear, providing a lovely outdoor space for relaxation or play.

The rear garden is particularly practical, featuring double gates that allow for off-street parking.

While the home may require a little updating, it is brimming with potential and charm, making it a wonderful canvas for your personal touch. Viewings are highly recommended to fully appreciate the delightful features and the inviting atmosphere this home has to offer. Don't miss the chance to make this lovely property your own.



## ENTRANCE PORCH

### LIVING ROOM

14'4" x 14'3" into alcoves (4.37m x 4.36m into alcoves)



### DINING ROOM

10'3" x 7'10" (3.13m x 2.39m)

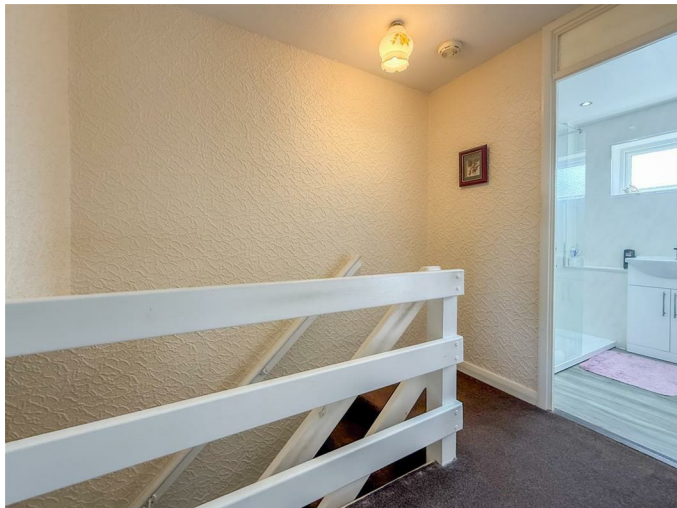


### KITCHEN

9'11" x 6'6" (3.03m x 2.00m)



## FIRST FLOOR LANDING



### BEDROOM ONE

13'9" x 8'5" (4.20m x 2.58m)



### BEDROOM TWO

9'3" x 8'2" (2.82m x 2.51m)





### BEDROOM THREE

12'6" x 6'0" (3.83m x 1.83m)



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.

### SHOWER ROOM

6'9" x 6'2" (2.06m x 1.88m)



### EXTERNAL

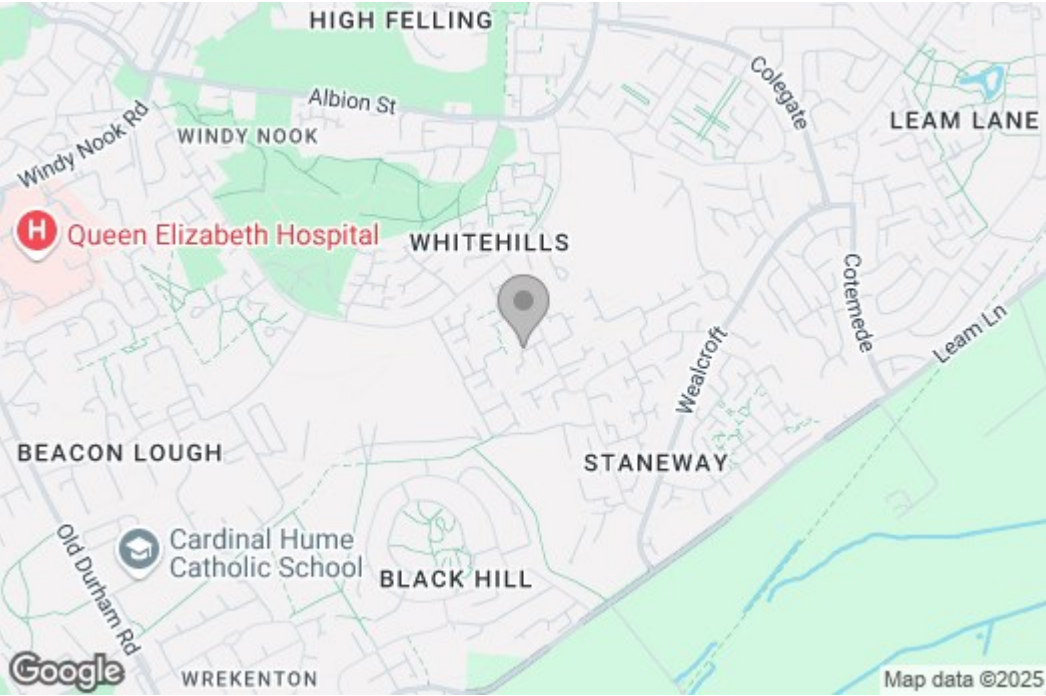


### Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable,

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

