



## **18 Havercroft, Gateshead, NE10 8DQ**

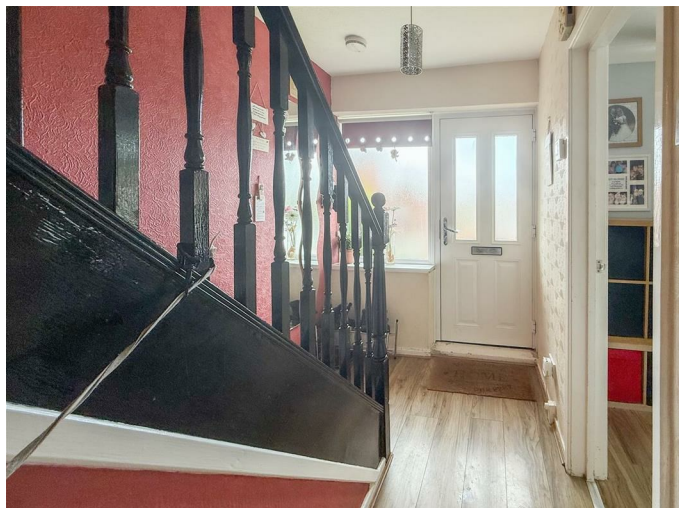
**Offers Over £139,950**

Presented over three floors and located on one of the most sought after streets on the Leam Lane, we are delighted to bring to the market this lovely three bedroom semi detached house which will make a perfect home for a young couple or a first time buyer. The house boasts three double bedrooms and features a beautiful landscaped garden to the rear. The house also benefits from Upvc double glazing and gas central heating. The spacious accommodation briefly comprises; entrance hallway, lounge, L shaped kitchen with French doors opening into the rear garden. The first floor landing opens into two double bedrooms and a family bathroom/wc. The loft has been converted into a third double bedroom which will be perfect for a teenager. At the front of the home, there is a garden and driveway for off road parking. The rear garden is laid to lawn with a decked sun terrace measuring 7m x 4m patio. The house is situated in a fantastic position for public transport with great bus routes and local metro station close by. Also easy access is provided onto the A19 and A1, the house is ideally positioned for access to local schools and amenities with The Galleries and the Metro shopping centres close by.

Viewings are recommended to appreciate this ideal home.



## ENTRANCE HALLWAY



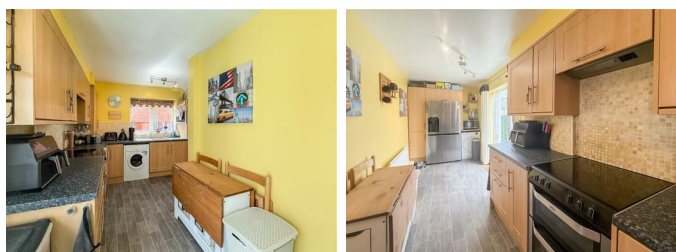
## LOUNGE

13'0" x 13'10" (3.97 x 4.24)



## KITCHEN

19'6" x 10'6" (5.96 x 3.21)

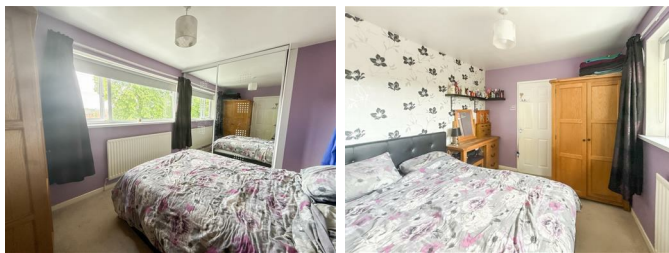


## FIRST FLOOR LANDING



## BEDROOM ONE

11'11" x 9'4" (3.64 x 2.87)



## BEDROOM TWO

11'5" x 9'0" (3.49 x 2.75)



## BATHROOM/WC

7'10" x 5'4" (2.39 x 1.64)



### ATTIC BEDROOM THREE

17'1" x 9'4" (5.21 x 2.85)



### 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.

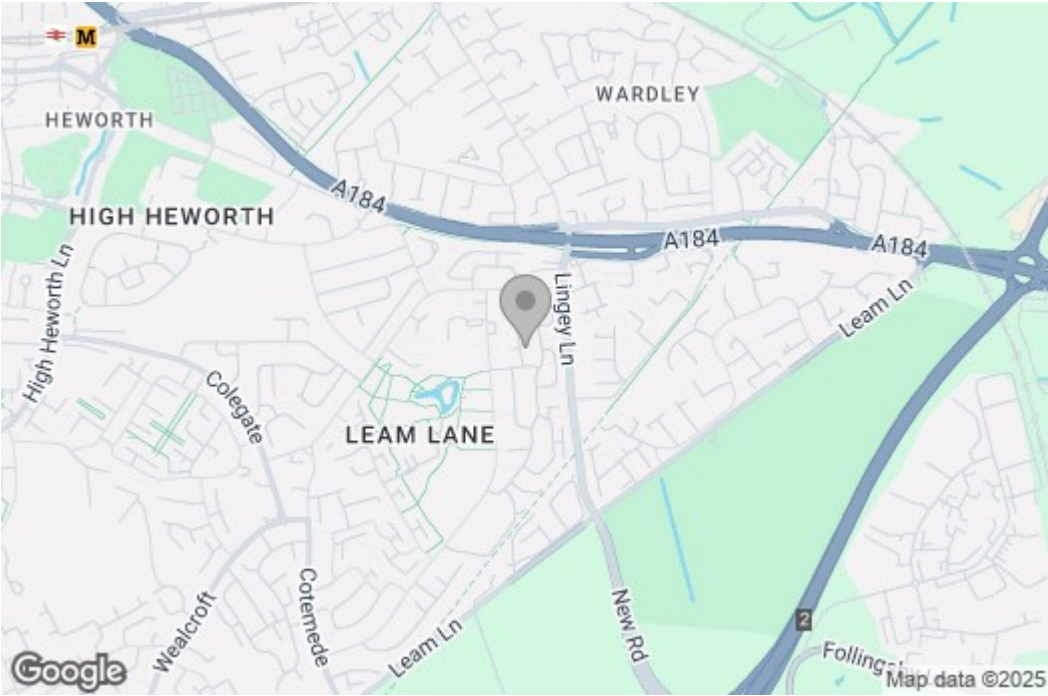
### Tenure

Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

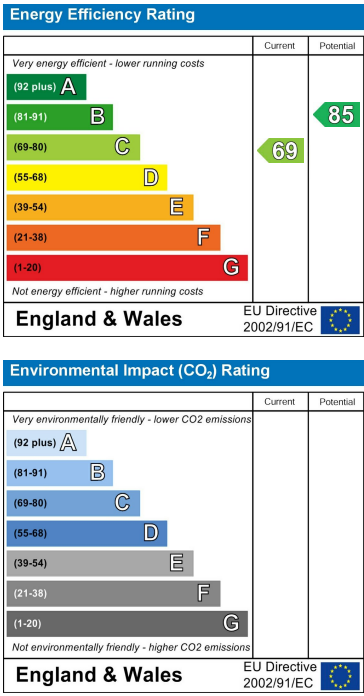


Floor Plan

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.