



25 Laburnum Avenue, Gateshead, NE10 8HH

£199,950

Located in the desirable Laburnum Avenue, this charming semi-detached dormer bungalow presents an excellent opportunity for those seeking spacious and versatile living. The property boasts three well-proportioned bedrooms and a well-appointed bathroom, making it ideal for families or those looking to downsize without compromising on space. Upon entering, you are greeted by a welcoming hallway that leads to a generous living and dining room, measuring over eight metres in length. This inviting space features a delightful fireplace and double doors that open into a bright conservatory, perfect for enjoying the garden views throughout the seasons. The kitchen is functional and provides ample room for culinary pursuits. The first floor landing leads to the main bedroom, which is equipped with fitted wardrobes and benefits from dual aspect windows, allowing natural light to flood the room. A further bedroom on this level offers flexible options for use, whether as a guest room, study, or playroom. Externally, the property is complemented by a double garage with power and lighting, providing excellent storage or workshop potential. The gardens, both front and rear, are beautifully maintained with mature borders and palm trees, creating a tranquil outdoor space. A paved pathway and an outhouse to the side add to the practicality of this lovely home. With parking available, this bungalow is not only spacious but also conveniently located. Viewings are essential to fully appreciate the potential and charm this property has to offer. Don't miss the chance to make this delightful bungalow your new home.

ENTRANCE HALLWAY

18'2" x 5'11" (5.56m x 1.81)



LIVING/DINING ROOM

26'11" x 10'4" (8.22m x 3.17m)



KITCHEN

13'3" x 7'10" (4.04m x 2.40m)



CONSERVATORY

9'8" x 6'9" (2.95m x 2.07m)



BEDROOM THREE

9'10" x 6'11" (3.02m x 2.11m)



GROUND FLOOR BATHROOM

7'4" x 6'3" (2.25m x 1.93m)



FIRST FLOOR LANDING

BEDROOM ONE

19'7" x 10'5" (5.98m x 3.18m)



BEDROOM TWO

12'7" extd to 16'3" x 9'10" (3.85m extd to 4.96m x 3.00m)



EXTERNAL



GARAGE

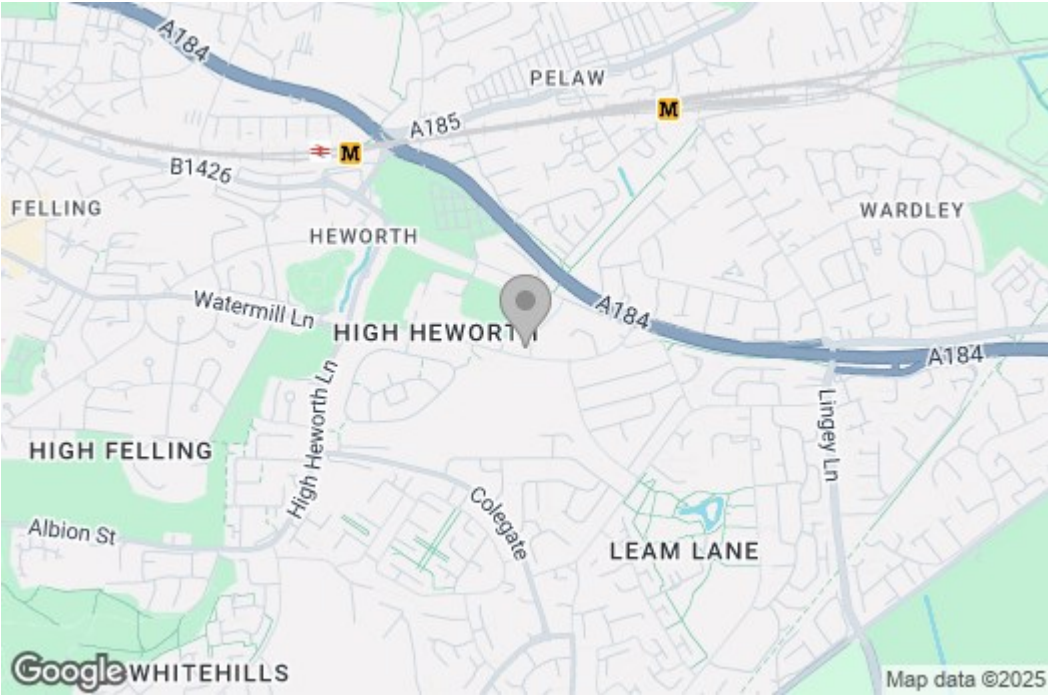
25'7" x 15'1" (7.80m x 4.60m)

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 an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

