

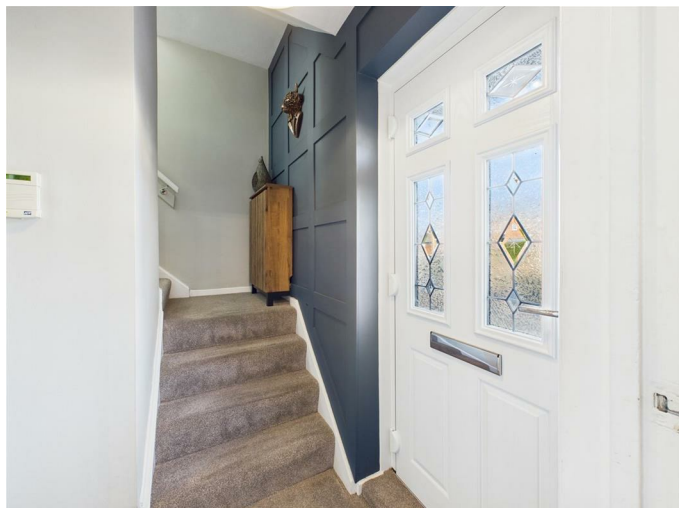


16 Meresyde, Gateshead, NE10 8UL

Offers Over £159,950

Nestled in the desirable area of Leam Lane, this well-presented semi-detached house on Meresyde offers a delightful blend of comfort and style. With spacious accommodation throughout, the property features two inviting reception rooms, perfect for both relaxation and entertaining. The living room boasts a charming multi-fuel burning fire set within an inglenook, creating a warm and welcoming atmosphere, while French doors lead seamlessly into a bright conservatory, ideal for enjoying the garden views. The breakfasting kitchen is a culinary delight, equipped with an integrated double oven and fridge/freezer, making meal preparation a pleasure. Ascending to the first floor, you will find a landing with built-in storage cupboards, leading to two generously sized bedrooms, both fitted with wardrobes for ample storage. The family bathroom is tastefully designed, providing a tranquil space for unwinding. An added bonus is the loft area, currently utilised as a den and home office, featuring integrated spotlights, heating, and two Velux windows that flood the space with natural light while offering lovely views of the surroundings. Outside, the property boasts well-maintained gardens to both the front and rear, with driveway to the front. The rear garden is particularly appealing, laid to lawn and complemented by two storage sheds—one dedicated to logs—and various patio areas, perfect for outdoor gatherings or simply enjoying the fresh air. With a new gas central heating boiler installed in 2023, this home is not only charming but also practical. Set in a great plot, this property is a must-see. Viewings are highly recommended to fully appreciate all that this lovely home has to offer.

ENTRANCE HALLWAY



LIVING ROOM

17'11" x 11'10" into recess (5.47m x 3.61m into recess)



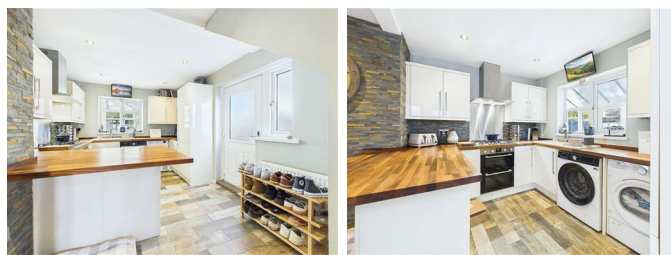
CONSERVATORY

15'3" x 11'4" (4.65m x 3.46m)

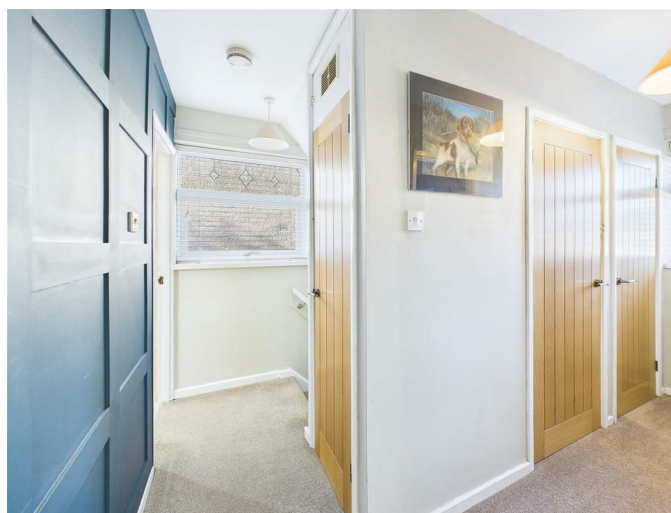


BREAKFASTING KITCHEN

13'7" x 10'7" (4.15m x 3.23m)

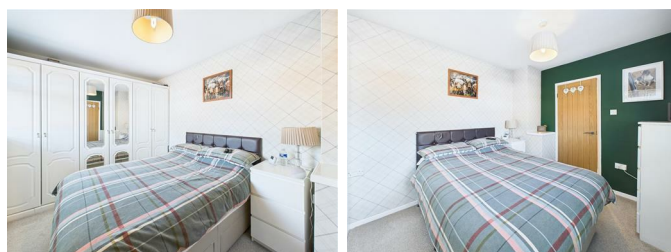


FIRST FLOOR LANDING



BEDROOM ONE

12'4" x 8'8" (3.77m x 2.65m)



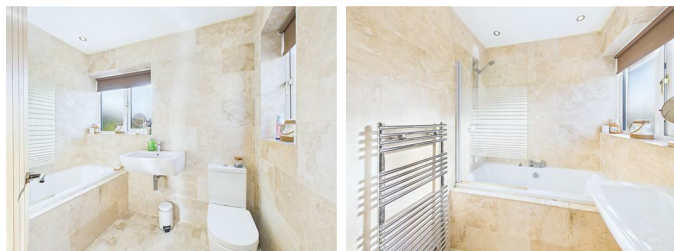
BEDROOM TWO

12'0" x 9'0" (3.67m x 2.76m)



BATHROOM

7'9" x 5'4" (2.38m x 1.63m)



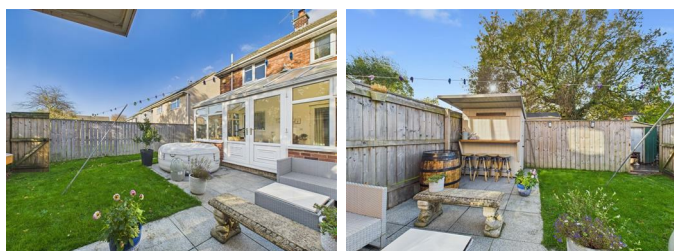
especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

LOFT AREA

20'3" x 7'5" (6.18m x 2.27m)



EXTERNAL



AGENTS NOTE / LOFT AREA

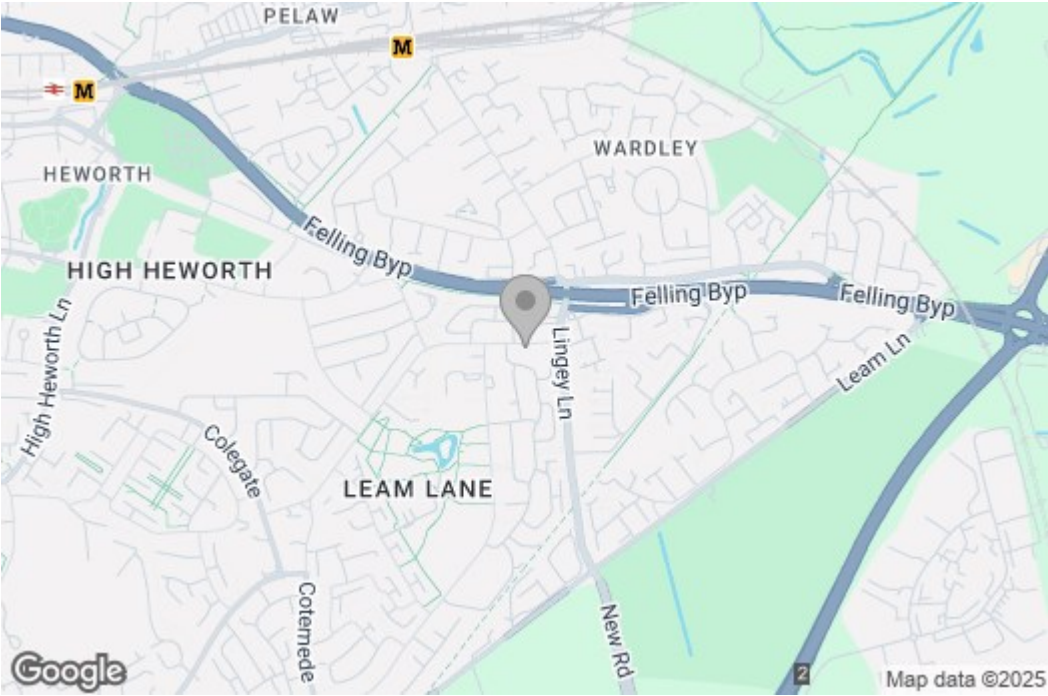
The Vendor warrants that there are no building regulations approvals or certificates in effect that designate the loft space as a "room" or habitable living space. The Loft has not been inspected or certified for compliance with current building regulations applicable to a habitable room, and no such approvals exist at the date of this disclosure. Purchaser acknowledges that the loft has not been assessed for fire safety, egress, insulation, ventilation, or other regulatory requirements necessary to classify it as a room.

Property disclaimer

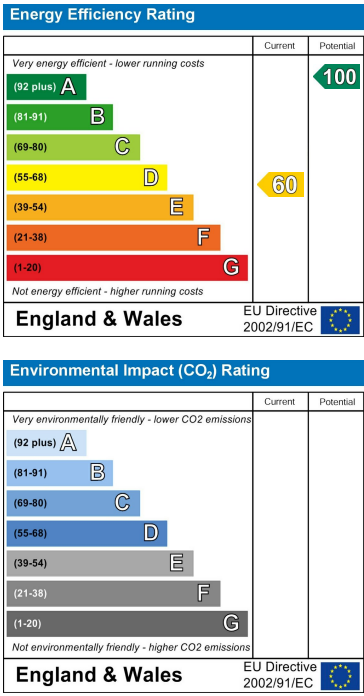
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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,

Floor Plan

Area Map



Energy Efficiency Graph



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.