

1 Coldwell Park Avenue, Gateshead, NE10 9DA

£230,000

Nestled in the desirable Coldwell Park Avenue in Gateshead, this immaculately presented semi-detached house offers a perfect blend of comfort and style. Set on a generous corner plot, the property boasts well-maintained gardens to the front, side, and rear, providing a delightful outdoor space for relaxation and enjoyment. The driveway offers ample off-street parking, ensuring convenience for residents and guests alike. Inside, the spacious accommodation is designed for modern living. The inviting living room features a recessed gas fire, creating a warm and welcoming atmosphere. Adjacent to this, the dining room also benefits from a recessed gas fire, making it an ideal space for family meals and entertaining. A snug area with French doors opens onto a composite decked sun terrace, seamlessly blending indoor and outdoor living. The ground floor is further enhanced by a beautifully appointed bathroom, complete with a luxurious four-piece suite, as well as a well-equipped kitchen and a handy utility room for added practicality. Upstairs, you will find three generously sized bedrooms, providing ample space for family or guests, along with a separate W/C for convenience. This lovely home is a true gem, and viewings are highly recommended to fully appreciate its charm and the quality of its presentation. Whether you are looking for a family home or a place to entertain, this property is sure to meet your needs and exceed your expectations.

ENTRANCE HALLWAY



LIVING ROOM

11'11" x 11'0" (3.64m x 3.36m)



DINING ROOM

21'10" x 16'9" (6.68m x 5.12m)



KITCHEN

13'5" x 9'6" (4.11m x 2.92m)



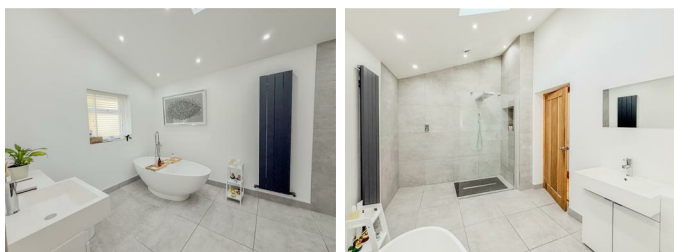
UTILITY ROOM

12'0" x 8'7" (3.68m x 2.62m)



GROUND FLOOR BATHROOM

12'7" x 8'7" (3.86m x 2.63m)



FIRST FLOOR LANDING



BEDROOM ONE

11'8" x 11'1" (3.56m x 3.40m)



BEDROOM TWO

9'11" x 9'9" (3.04m x 2.98m)



BEDROOM THREE

8'9" x 6'9" (2.68m x 2.06m)



W/C



EXTERNAL



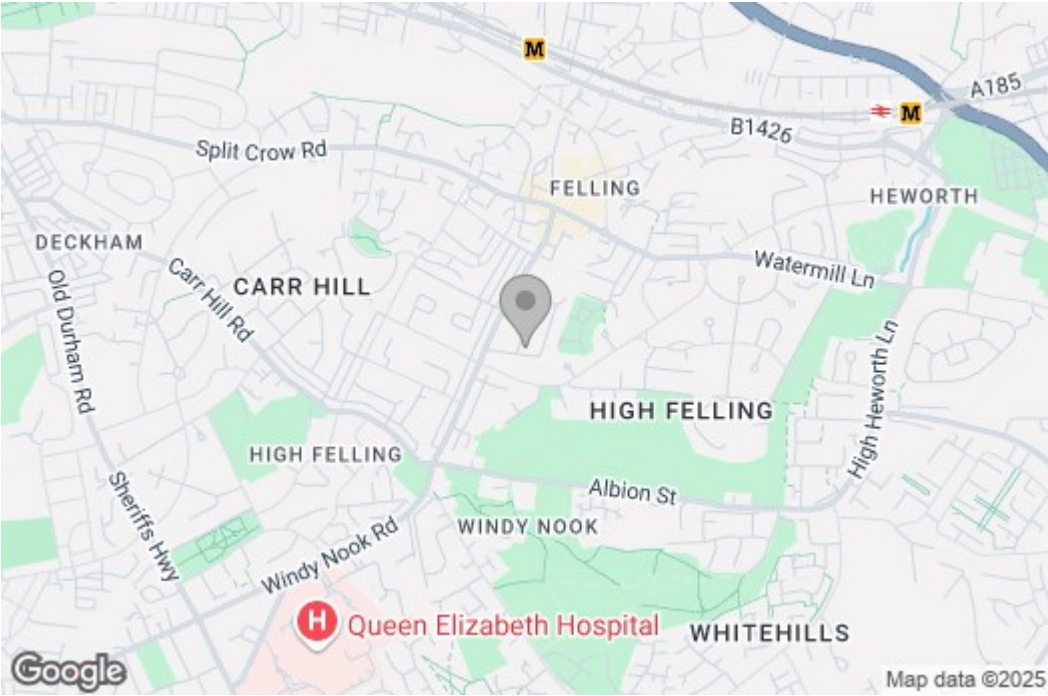
Property disclaimer

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 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

