7 Waverley Road, Gateshead, NE9 7TU
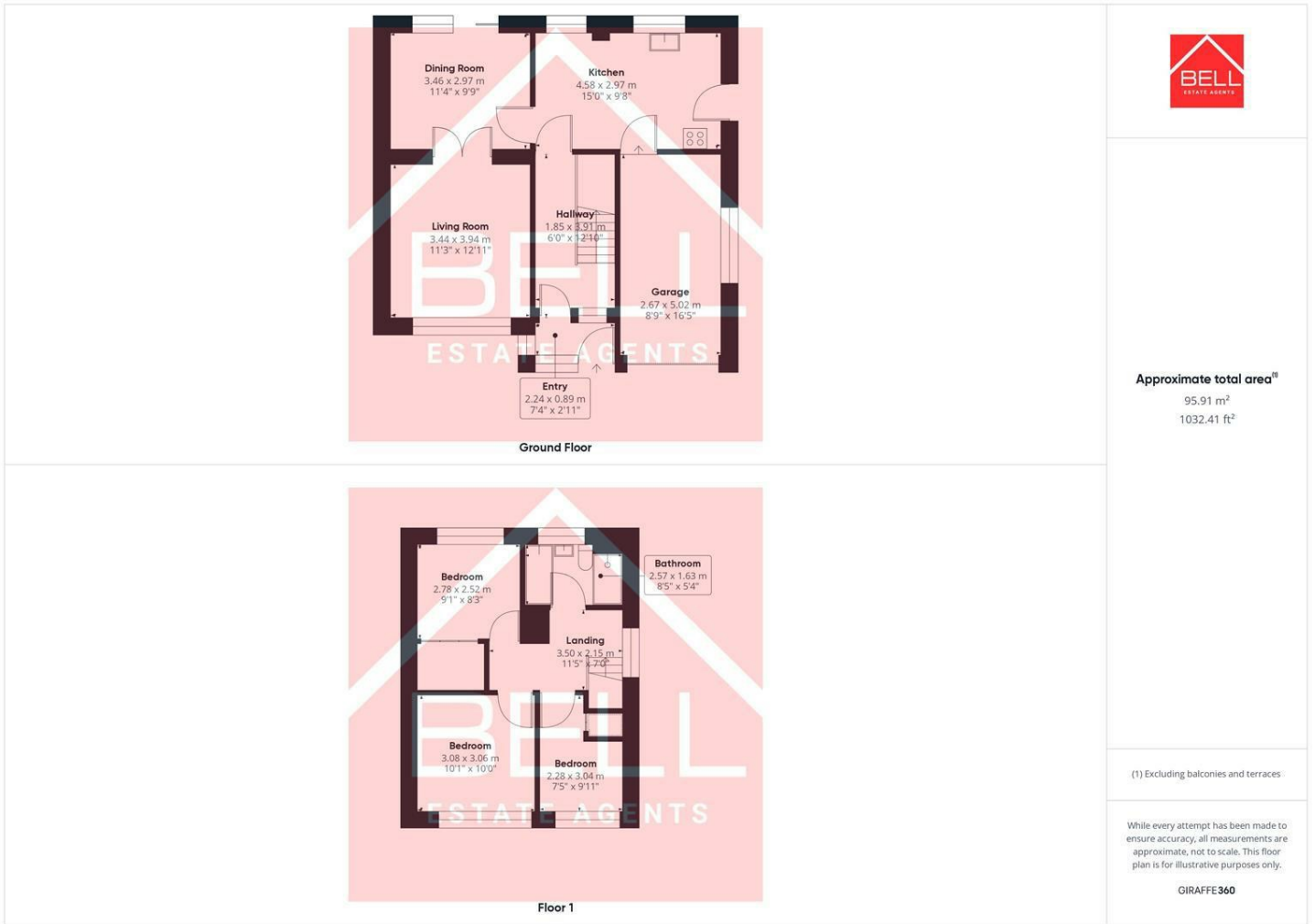
Offers Over £189,950

A well presented family home with two reception rooms, modern family bathroom and rear garden...

Bell Estate Agents are pleased to welcome to the market this well presented starter family home situated on the popular Waverley Road. The property is in the catchment area for Harlow Green school and offers easy access to the A1 and The Team Valley. The internal accommodation briefly comprises of an entrance lobby leading through to a hallway with stairs to the first floor. Leading on from this is a contemporary style kitchen with integrated dishwasher and oven/hob with a range of wall/base units for storage. Completing the layout are two excellent size reception rooms divided by french doors. Moving upstairs to the first floor there are three well proportioned bedrooms and a recently modernised family bathroom with walk in shower.
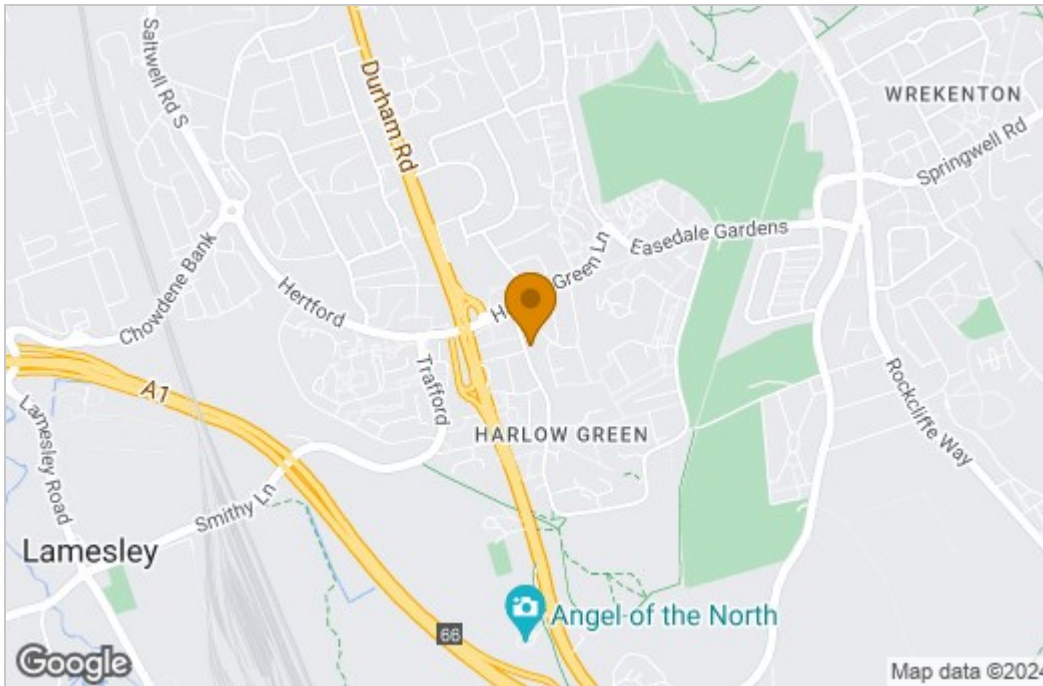
Externally there are well maintained gardens to both the front and rear. Parking is provided via a single garage and driveway. Viewings are highly recommended.

Harlow Green is situated on the outskirts of Low Fell and offers various local schools and shops. The Team Valley Retail Park is also just a short drive away offering extended shopping opportunities. Harlow Green has excellent road links including the A1 and has fantastic commuter links into Newcastle city centre. A frequent bus service is in operation and connects to Gateshead Metro station for easy onward travel.
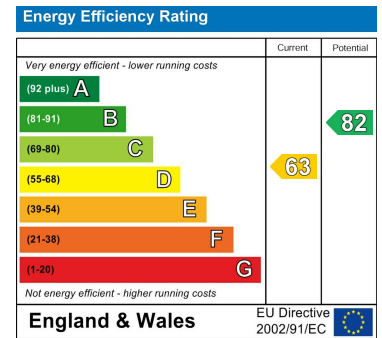
Floor Plan

Ground Floor

Dining Room
3.46 x 2.97 m
11'4" x 9'9"

Kitchen
4.58 x 2.97 m
15'0" x 9'8"

Living Room
3.44 x 3.94 m
11'3" x 12'11"

Hallway
1.85 x 3.91 m
6'0" x 12'10"

Garage
2.67 x 5.02 m
8'9" x 16'5"

Entry
2.24 x 0.89 m
7'4" x 2'11"

Floor 1

Bedroom
2.78 x 2.52 m
9'1" x 8'3"

Bathroom
2.57 x 1.63 m
8'5" x 5'4"

Landing
3.50 x 2.15 m
11'5" x 7'0"

Bedroom
3.08 x 3.06 m
10'1" x 10'0"

Bedroom
2.28 x 3.04 m
7'5" x 9'11"

Approximate total area[1]

95.91 m²

1032.41 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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