









## 5 Festival Park Drive, Gateshead, NE11 9TU

£995 PCM

Modern Two-Bedroom Home with Garage, Conservatory and Private Garden

Tucked away in a peaceful cul-de-sac on the sought-after Festival Park estate, this well-presented two-bedroom semi-detached home offers modern living in a convenient Gateshead location. With a spacious layout, stylish kitchen and private garden, it's perfect for professionals, couples or small families looking for a comfortable, low-maintenance home.

The ground floor features a bright and welcoming lounge with a large window that floods the space with natural light, creating a warm and inviting atmosphere. The modern kitchen is fitted with sleek high-gloss cabinets, integrated appliances and contemporary tiled flooring, leading through to a generous conservatory that provides flexible space for dining or relaxing while overlooking the rear garden.

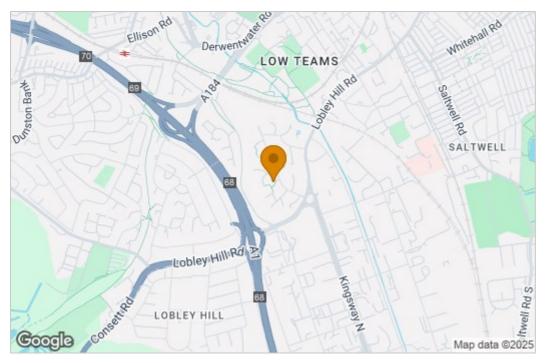
Upstairs are two well-proportioned bedrooms, including a main bedroom with mirrored fitted wardrobes, plus a beautifully updated shower room with a walk-in enclosure, rainfall shower and vanity storage. The property is decorated in neutral tones throughout, offering a clean and ready-to-move-into feel.

Outside, there is a private driveway providing ample off-street parking, an attached garage with internal access, and a mature enclosed garden with paved patio and planted borders — ideal for summer evenings or

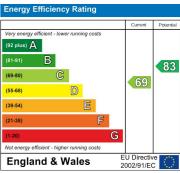
## Floor Plan



## 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. Intending purchasers 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 any representation or warranty in respect of the property.