



232 Windsor Avenue, Gateshead, NE8 4PA

Offers Over £245,000

Spacious terraced house situated on Windsor Avenue within this popular central location within excellent proximity to Saltwell Park. The property is warmed via gas central heating with a new boiler having been installed in 2022, and has the benefit of uPVC double glazing. Income generating owned out-right solar panels installed to the rear of the property. The accommodation comprises: entrance hallway, living room with bay window and log burning stove to the chimney breast, dining room with open access into the kitchen which has an integrated oven and dishwasher, access into the utility room and ground floor w/c. The first floor landing has a partially boarded loft for storage, and provides access into the main bedroom and two further good sized bedrooms, one currently used as a lovely dressing room. The current vendor has had LVT flooring fitted to the first floor rooms apart from the family bathroom which has a tiled floor and access into the boiler room. There is a Westerly facing yard attracting evening sun. A double garage with electric roller shutter door provides secure parking and ideal storage. Viewings are highly recommended to appreciate this substantial family home.

ENTRANCE HALLWAY



UTILITY ROOM

11'5" x 8'6" (3.50m x 2.60m)



GROUND FLOOR W/C

8'5" x 4'1" (2.58m x 1.25m)



LIVING ROOM

16'4" x 13'9" (5.00m x 4.20m)



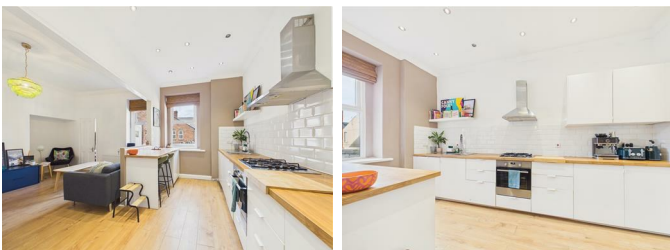
DINING ROOM

14'10" x 11'3" (4.53m x 3.45m)

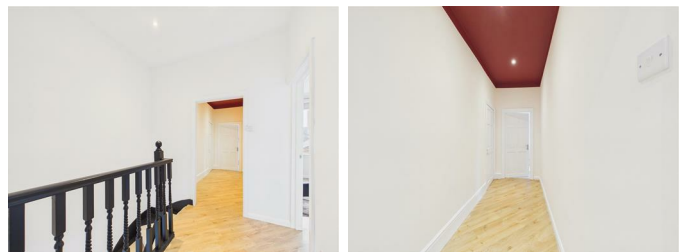


KITCHEN

14'9" x 7'9" (4.51m x 2.38m)



FIRST FLOOR LANDING



BEDROOM ONE

14'10" x 14'5" (4.54m x 4.41m)



BEDROOM TWO

13'8" x 13'0" (4.18m x 3.98m)



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.

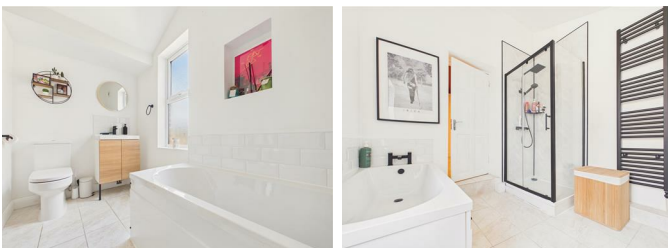
BEDROOM THREE/DRESSING ROOM

9'1" x 7'10" (2.79m x 2.39m)



FAMILY BATHROOM

9'7" x 8'3" (2.94m x 2.54m)



GARAGE

17'6" x 14'9" (5.34m x 4.51m)

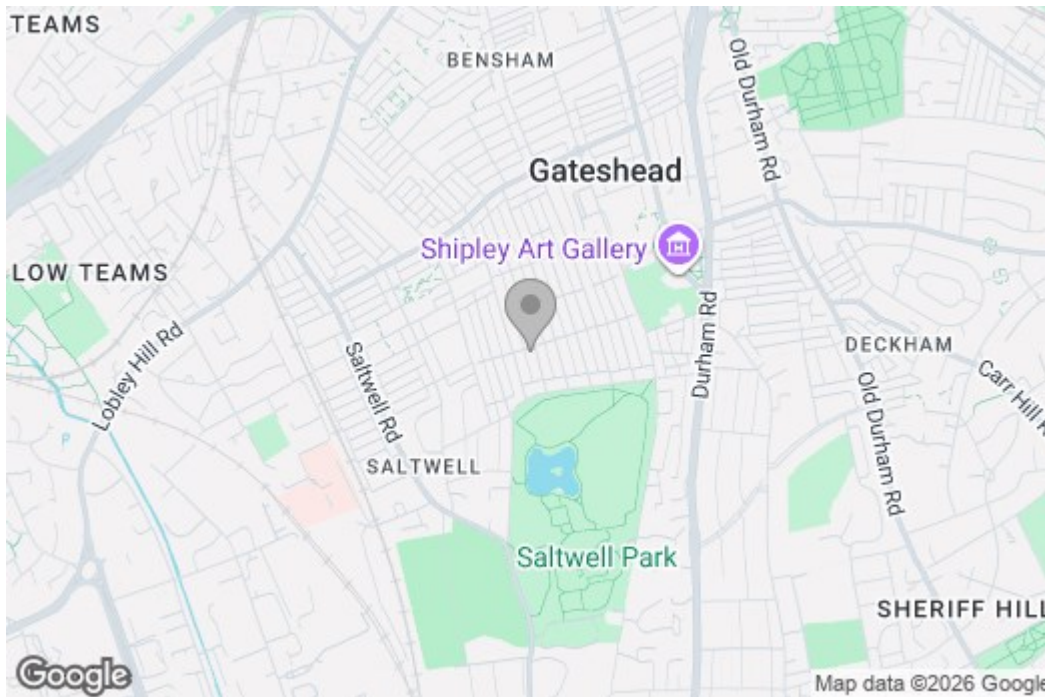
Property disclaimer

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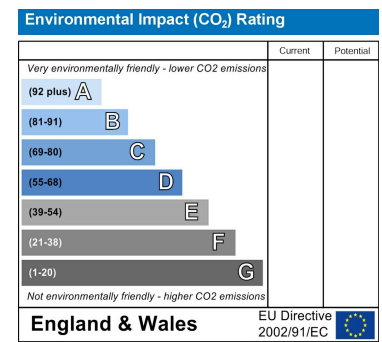
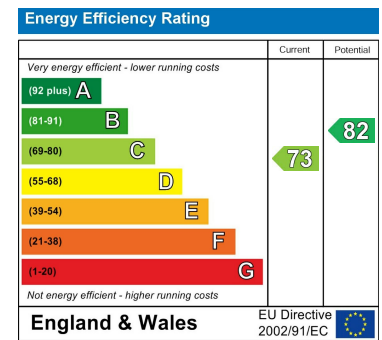
Floor Plan



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, 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.