



## 7 Arundel Gardens, Gateshead, NE9 5YE

Offers Over £225,000

Nestled in the desirable area of Low Fell, Arundel Gardens presents a beautifully appointed semi-detached dormer bungalow, with versatile accommodation presented over two floors, that is sure to captivate. This charming property boasts three well-proportioned bedrooms and a thoughtfully designed bathroom, making it an ideal family home. As you enter, you are greeted by a welcoming hallway that leads to a versatile lounge, which can also serve as a guest bedroom. The bay window in this room offers breathtaking views, allowing natural light to flood the space. One further double bedroom to the ground floor. The sitting room features an inviting inglenook and a log-burning stove, perfect for cosy evenings. This area flows seamlessly into the dining kitchen, which is equipped with bespoke units, an integrated oven, and a fridge/freezer. French doors open onto the side garden, creating a lovely connection between indoor and outdoor living. The first floor reveals a gallery landing that leads to the main bedroom, which is enhanced by an exposed brick chimney breast and windows that provide delightful views of both the front and rear gardens. There is a cellar, with a concrete floor, plumbed for a washing machine, and equipped with power and lighting, offering additional storage or utility space. Outside, the property is equally impressive, with a front garden, a charming patio garden to the side complete with a wood store, and a tiered rear garden that provides a tranquil retreat. The stunning views and spectacular sunsets further enhance the appeal of this remarkable home. Viewings are highly recommended to fully appreciate the quality and charm this bungalow has to offer.

## ENTRANCE HALLWAY

## BATHROOM

8'10" x 5'10" (2.70m x 1.80m)



## BEDROOM TWO

12'7" x 11'11" (3.86m x 3.64m)



## BEDROOM THREE

10'3" x 8'9" (3.13m x 2.68m)



## LOUNGE

12'9" x 12'5" (3.91m x 3.81m)



## DINING KITCHEN

21'1" x 14'7" red to 7'3" (6.44m x 4.46m red to 2.23m)



## FIRST FLOOR LANDING

### BEDROOM ONE

19'3" x 8'6" extd to 14'6" (5.87m x 2.61m extd to 4.44m)



## EXTERNAL



## CELLAR

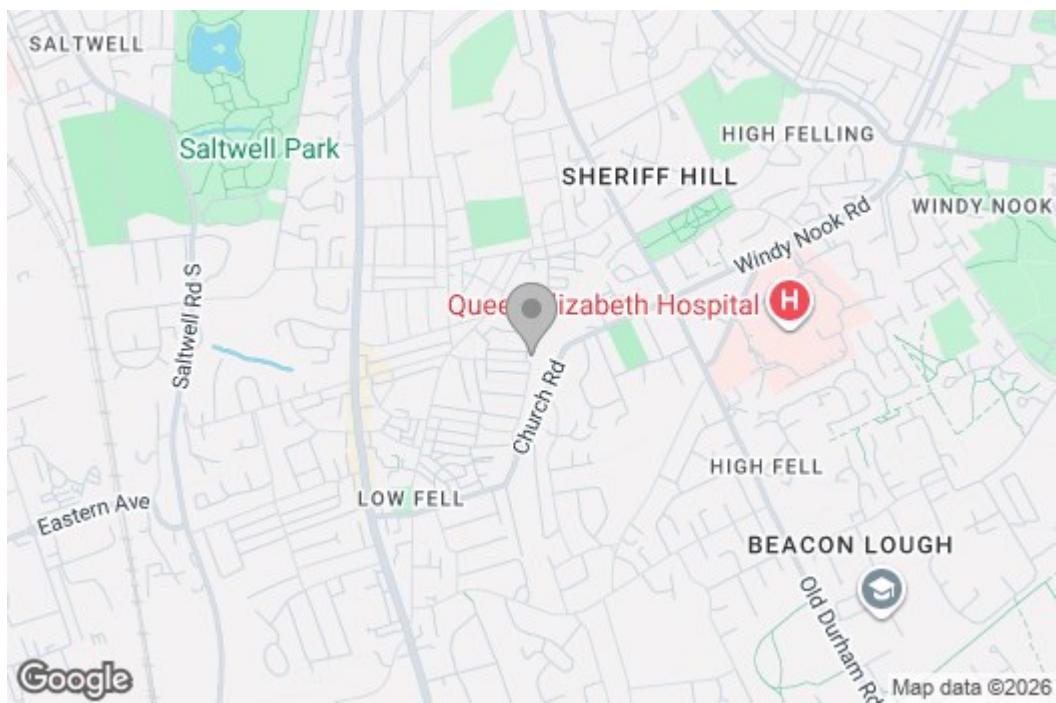
### Property disclaimer

**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



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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