GORDON
BROWN
SALES & LETTING

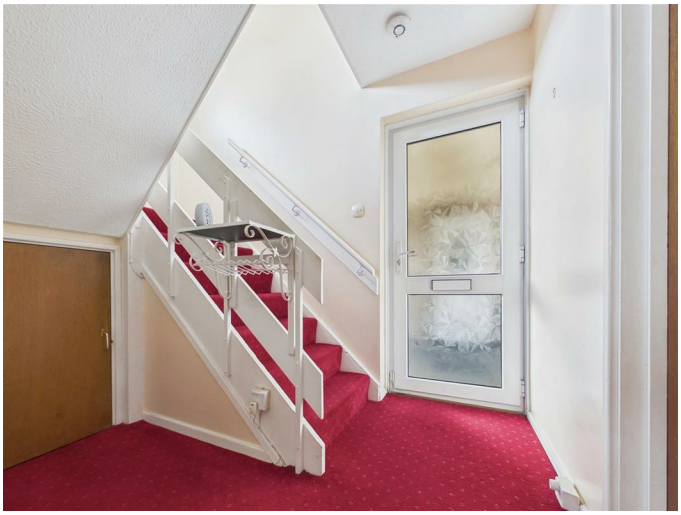
5 Bramblelaw, Gateshead, NE9 6RX

Offers Over £94,950

Located on Bramblelaw, this charming semi-detached house presents an excellent opportunity for families and individuals alike. With its prime location, the property is conveniently situated near local amenities and transport links, making daily life both easy and enjoyable. Upon entering, you are greeted by a welcoming hallway that features useful under stair storage. The spacious lounge and dining room is perfect for both relaxation and entertaining, with patio doors that seamlessly connect the indoor space to the rear patio, allowing for delightful outdoor living. The kitchen is equipped with essential free-standing appliances, including a cooker, fridge/freezer, and washing machine, providing a functional space for culinary pursuits. The first floor boasts three generously sized bedrooms, offering ample space for rest and personalisation. The family bathroom is conveniently located to serve all bedrooms, ensuring comfort and practicality for the household. The enclosed rear garden is a true highlight, featuring a well-maintained lawn and a patio area, ideal for summer gatherings or quiet evenings outdoors. Additionally, an outhouse provides extra storage or potential for a workshop.

This property is sensibly priced and offers great value for its location and features. Viewings are highly recommended to fully appreciate the space and potential this lovely home has to offer. Don’t miss the chance to make this delightful house your new home.

ENTRANCE HALLWAY



LOUNGE/DINING ROOM

19'11" x 13'6" red to 11'0" (6.08m x 4.12m red to 3.36m)

KITCHEN

9'11" x 8'5" (3.04m x 2.57m)

FIRST FLOOR LANDING

BEDROOM ONE

13'3" x 9'10" (4.04m x 3.00m)

VIEW

BEDROOM TWO

11'2" x 9'10" (3.41m x 3.00m)

BEDROOM THREE

9'8" x 8'10" (2.96m x 2.71m)

BATHROOM

8'5" x 7'1" (2.58m x 2.17m)

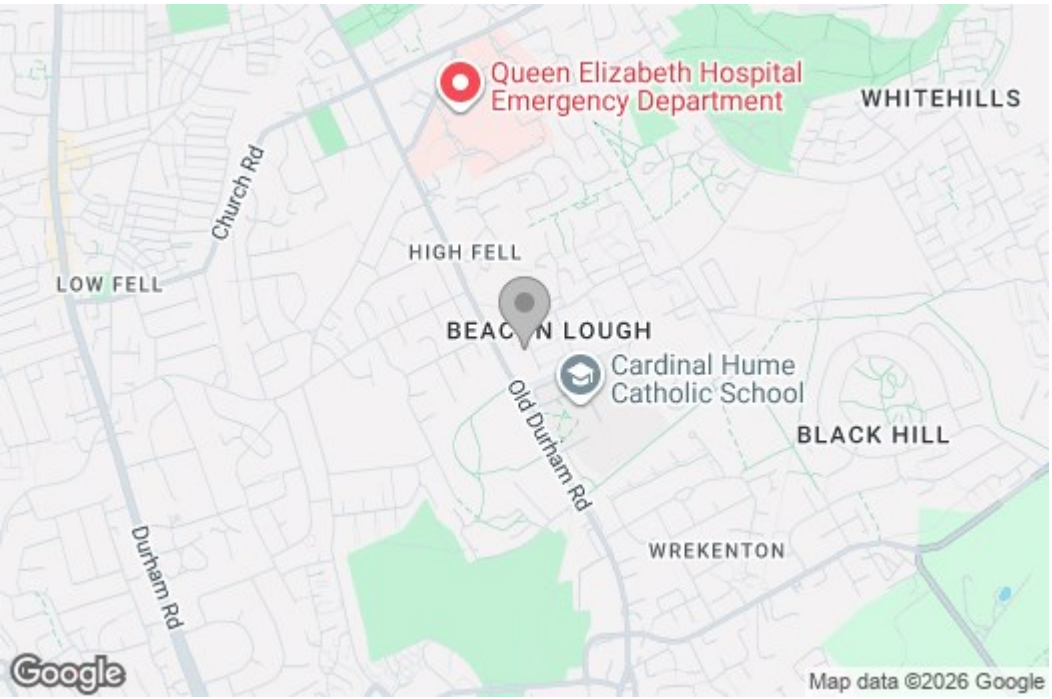
EXTERNAL

Property disclaimer

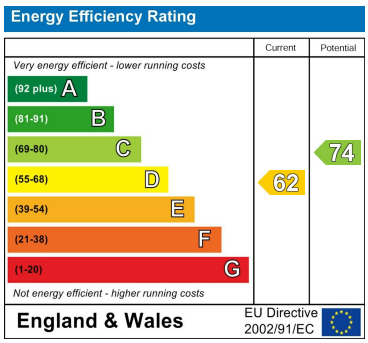
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

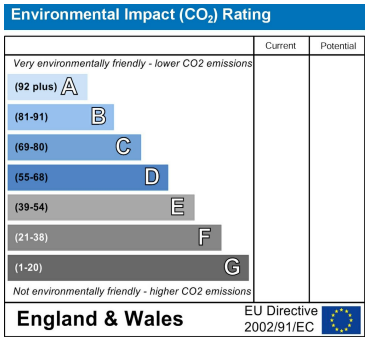
Floor Plan

Area Map



Energy Efficiency Graph





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