

13 Comma Court, Gateshead, NE11 9UF

£220,000

Welcome to this beautifully presented semi-detached house located in the desirable Comma Court, Festival Park, Gateshead. This charming property boasts a well-designed layout that is perfect for family living. Upon entering, you are greeted by a welcoming hallway featuring built-in storage, leading you into the spacious living room, ideal for relaxation and entertaining. The dining room, with its patio doors, seamlessly connects to the rear garden, allowing for an abundance of natural light and easy access to outdoor space. The kitchen is equipped with an integrated oven and provides convenient access to the garage, which is fitted with power and lighting, as well as a workshop area to the rear, perfect for hobbies or additional storage. On the first floor, you will find three comfortable bedrooms, providing ample space for family or guests, along with a well-appointed family bathroom. The property also benefits from gardens to both the front and rear, offering a lovely outdoor retreat for gardening or enjoying the fresh air. This home is situated in a sought-after location, making it an excellent choice for those looking to settle in a vibrant community. Viewings are highly recommended to truly appreciate the charm and quality of this lovely home. Don't miss the opportunity to make this delightful property your own.

ENTRANCE HALLWAY



FIRST FLOOR LANDING



LIVING ROOM

13'7" x 12'7" (4.15m x 3.85m)



BEDROOM ONE

12'6" x 8'10" (3.82m x 2.71m)



DINING ROOM

10'5" x 7'8" (3.20m x 2.34m)



BEDROOM TWO

11'8" x 8'3" (3.58m x 2.54m)



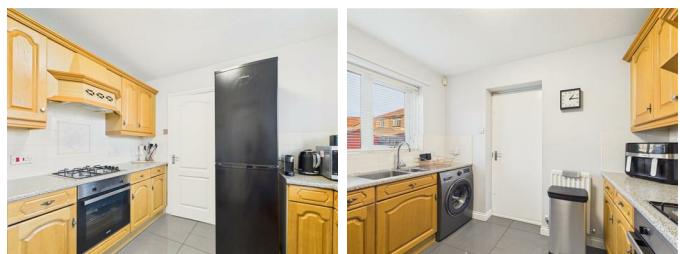
BEDROOM THREE

8'2" x 6'7" (2.51m x 2.03m)



KITCHEN

9'10" x 8'2" (3.02m x 2.49m)



FAMILY BATHROOM

7'4" x 7'1" (2.25m x 2.16m)



EXTERNAL



GARAGE

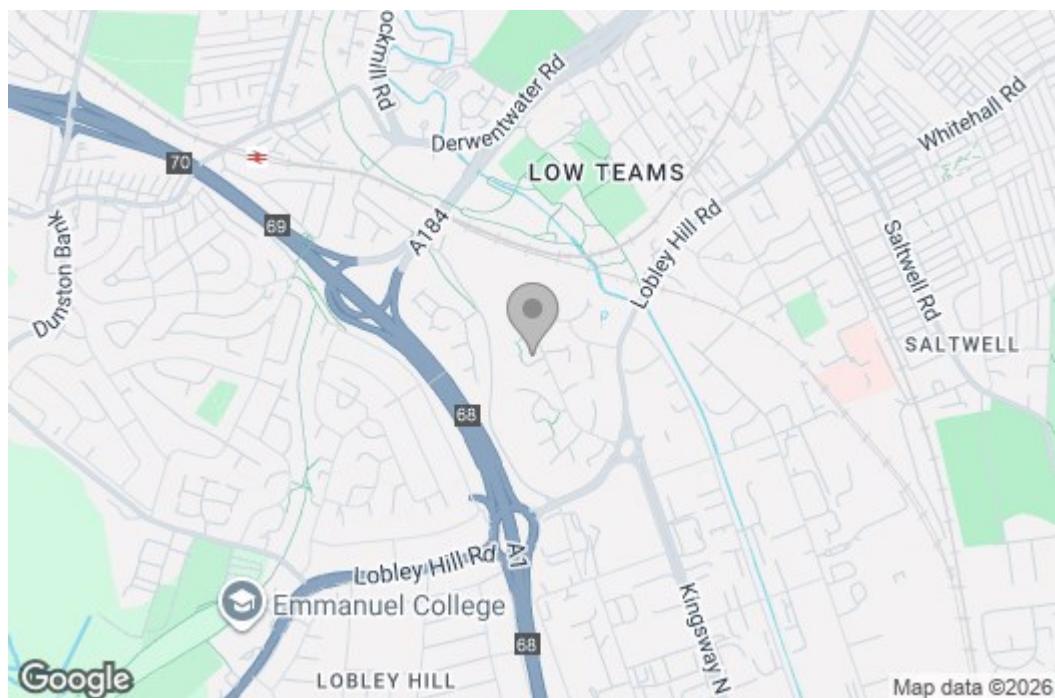
16'0" x 8'7" (4.88m x 2.63m)

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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