



## 39 Rothbury Gardens, Gateshead, NE11 0AU

Offers Over £139,950

Located in the popular area of Rothbury Gardens, this charming semi-detached house offers a delightful blend of comfort and style. Upon entering, you are welcomed by a spacious hallway that leads to a generous living and dining room, featuring a striking mirrored wall that adds a touch of elegance to the space. The well-appointed kitchen is equipped with an integrated oven and provides convenient access to the rear garden, making it ideal for both cooking and entertaining. Upstairs, you will find two inviting bedrooms, each boasting lovely views of the garden, creating a serene atmosphere for relaxation. The family bathroom is conveniently located on the first floor, ensuring practicality for everyday living. Externally, the property benefits from a driveway at the front, providing off-street parking, while a paved area to the side enhances the outdoor space. The rear garden is a true highlight, featuring a well-maintained lawn, a raised sun terrace, and decked patio areas, perfect for enjoying sunny days or hosting gatherings with family and friends. This lovely home is a perfect choice for those seeking a comfortable and spacious living environment in a popular location. Viewings are highly recommended to fully appreciate all that this property has to offer.

## ENTRANCE PORCH

## ENTRANCE HALLWAY

## LIVING/DINING ROOM

21'10" x 14'6" red to 11'3" (6.67m x 4.44m red to 3.44m)



## KITCHEN

11'6" x 9'3" (3.52m x 2.83m)



## FIRST FLOOR LANDING

## MAIN BEDROOM

11'5" x 10'2" (3.48m x 3.11m)



## BEDROOM TWO

9'9" x 8'3" (2.98m x 2.52m)

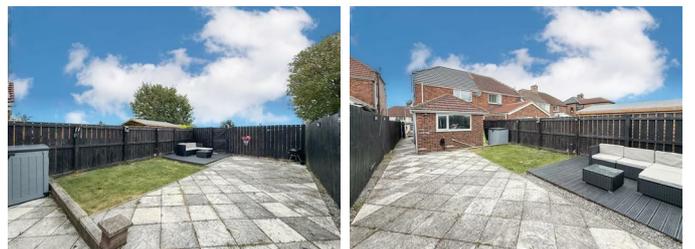


## BATHROOM

5'9" x 5'4" (1.76m x 1.65m)



## EXTERNAL



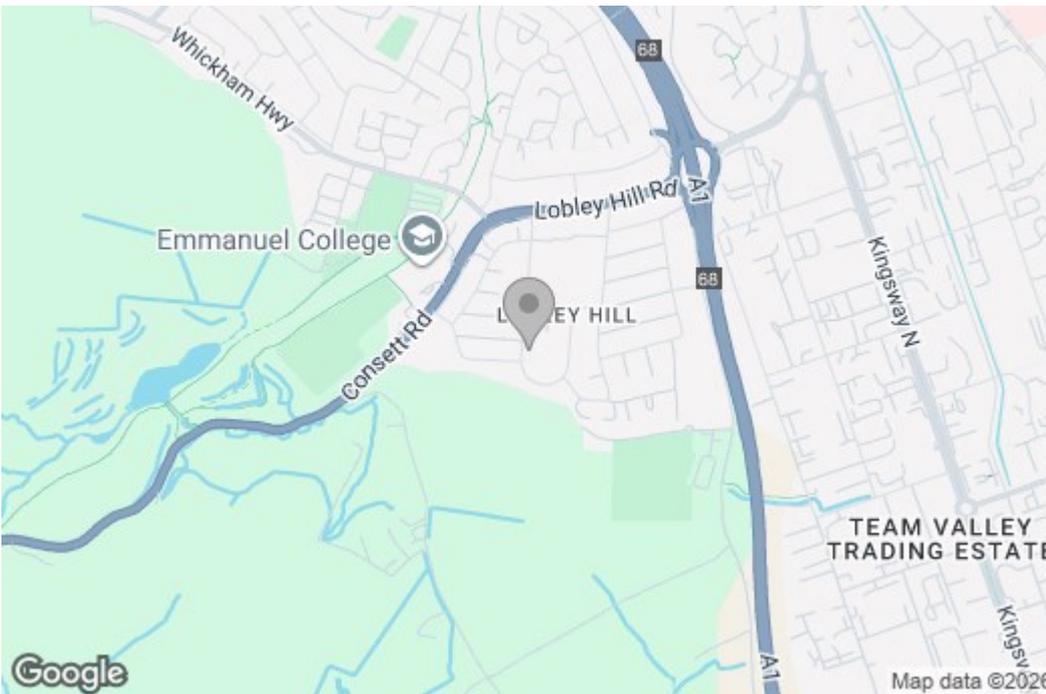
## Property disclaimer

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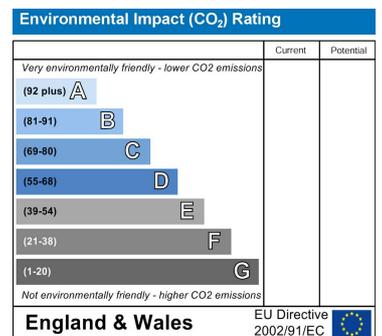
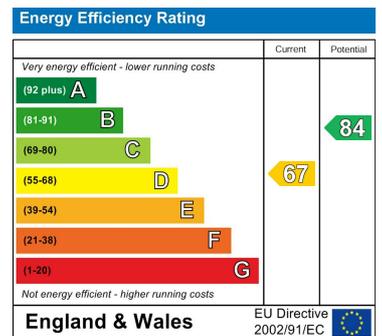
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# Floor Plan

## 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.