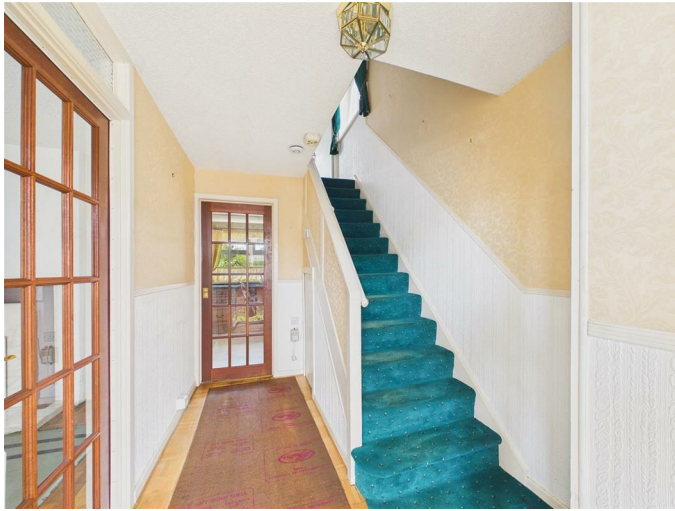


38 Coniston, Gateshead, NE10 0XB

£105,000

Located in the charming area of Coniston, Heworth, this delightful semi-detached house presents a wonderful opportunity for those seeking to create their ideal home. Set on a generous corner plot, the property boasts a gated driveway and well-maintained gardens to the front, side, and rear, providing ample outdoor space for relaxation and enjoyment. Upon entering, you are greeted by a welcoming hallway adorned with elegant parquet flooring, which flows seamlessly into the spacious lounge and dining room. The lounge features a striking fireplace that serves as a focal point, perfect for cosy evenings in. The kitchen, complete with a pantry and an access door leading to the side pathway, offers practicality and convenience for everyday living. The first floor comprises three well-proportioned bedrooms, each with its own unique features. One bedroom is equipped with built-in wardrobes, while the other two benefit from built-in storage cupboards, ensuring that space is maximised throughout the home. A modern shower room completes this level, providing essential amenities for family living. Surrounding the property are gardens with mature borders, enhancing the overall appeal of the home. Additionally, two handy outhouses offer extra storage solutions or potential for creative use. This property is a blank canvas, ready for you to infuse your personal style and make it your own. Viewings are highly recommended to fully appreciate the potential this lovely home has to offer. Don't miss out on the chance to secure a fantastic property in a sought-after location.

ENTRANCE HALLWAY



FIRST FLOOR LANDING



BEDROOM ONE

11'3" to robes x 10'10" into recess (3.44m to robes x 3.31m into recess)



LOUNGE

14'2" x 10'9" (4.34m x 3.28m)



BEDROOM TWO

11'0" exc door recess x 10'3" (3.37m exc door recess x 3.13m)



DINING ROOM

10'7" x 10'2" (3.24m x 3.11m)



BEDROOM THREE

9'8" into recess x 7'6" (2.95m into recess x 2.31m)



KITCHEN

10'4" x 10'2" (3.16m x 3.10m)



SHOWER ROOM

7'6" x 5'7" (2.30m x 1.72m)



EXTERNAL

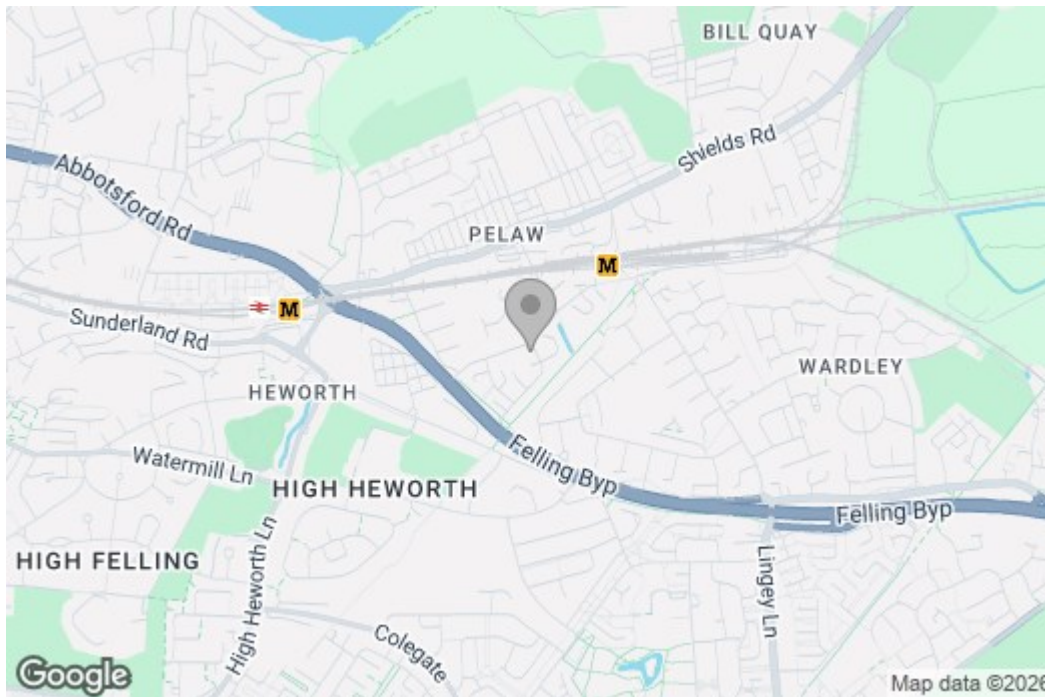


Property disclaimer

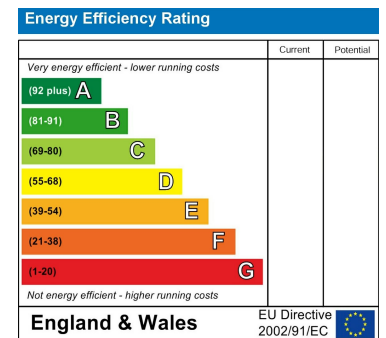
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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



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 a representation or warranty in respect of the property.