GORDON BROWN
SALES & LETTING









33 Springfield Place, Gateshead, NE9 5UQ

Offers Over £119,950

Welcome to this charming mid-terraced house located on Springfield Place in the heart of Gateshead. This well-presented property boasts a prime position, making it ideal for those seeking easy access to local amenities and excellent transport links. As you enter the home, you are greeted by a welcoming entrance hallway that features convenient under stair storage. The spacious lounge and dining room is a delightful space, complete with a feature fire surround and a living flame fire, perfect for cosy evenings. The kitchen is equipped with an integrated oven, providing a functional area for culinary pursuits. On the first floor, you will find two generously sized double bedrooms, both thoughtfully fitted with built-in wardrobes, ensuring ample storage space. The bathroom is well-appointed, catering to all your needs. Outside, the property benefits from gardens to both the front and rear, offering a lovely outdoor space for relaxation or entertaining. This delightful home is sure to impress, and viewings are highly recommended to fully appreciate its charm and potential. Don't miss the opportunity to make this lovely house your new home.

ENTRANCE HALLWAY




LOUNGE/DINING ROOM

19'3" x 10'3" (5.88m x 3.14m)

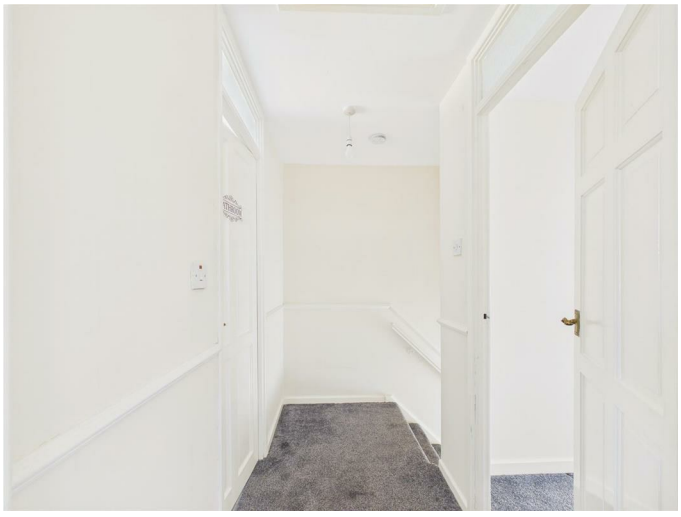


KITCHEN

11'3" x 8'5" (3.44m x 2.57m)




FIRST FLOOR LANDING



BEDROOM ONE

15'10" x 9'7" (4.84m x 2.94m)





BEDROOM TWO

11'5" x 9'5" (3.50m x 2.89m)




BATHROOM

7'3" x 5'4" (2.22m x 1.63m)




EXTERNAL



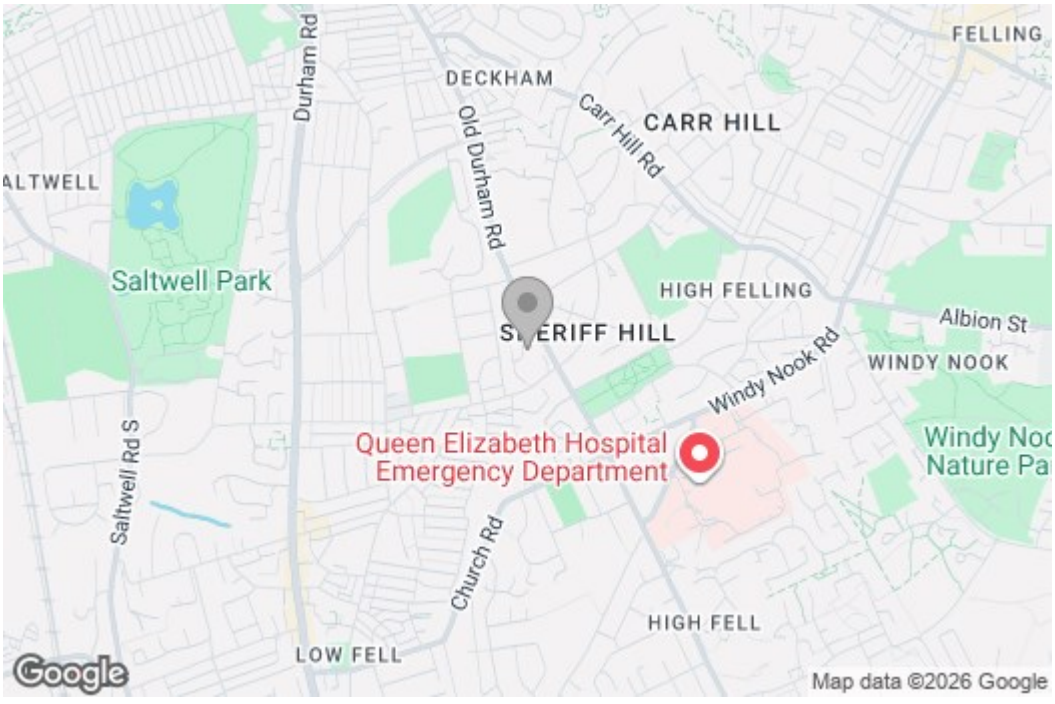

Property disclaimer

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.

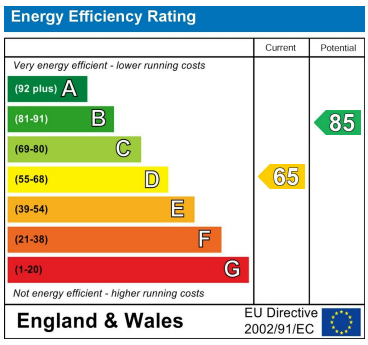
Floor Plan

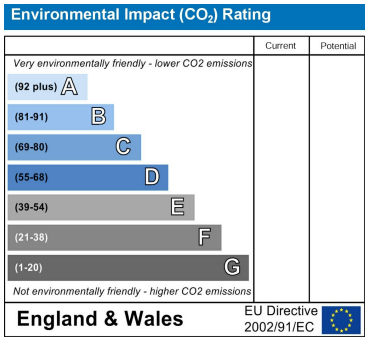


Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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