



## 49 Broadbank, Gateshead, NE10 8XW

Offers Over £155,000

Located in the popular area of Wardley, Broadbank presents a charming semi-detached house that is perfect for families or those seeking a comfortable home. This delightful property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The main bedroom features fitted wardrobes, ensuring that storage is both convenient and stylish. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious dining room, seamlessly connected to the kitchen. The kitchen is equipped with an integrated oven, making it a practical space for culinary enthusiasts. The lounge is a true highlight, featuring a lovely fireplace that adds warmth and character, along with French doors that open directly onto the rear garden, creating a perfect flow for indoor-outdoor living. The first floor also includes a modern shower room, complete with a double shower that offers both handheld and rainfall options, providing a luxurious touch to your daily routine. Outside, the property benefits from a driveway at the front, offering off-street parking for your convenience. The rear garden is designed for low maintenance, allowing you to enjoy your outdoor space without the hassle of extensive upkeep. This semi-detached house is not only well-appointed but also situated in a popular neighbourhood, making it an ideal choice for those looking to settle in a vibrant community. Viewings are highly recommended to fully appreciate the charm and potential of this lovely home.

## ENTRANCE PORCH



## FIRST FLOOR LANDING



## DINING ROOM

12'1" x 8'9" (3.70m x 2.67m)



## BEDROOM ONE

10'8" x 8'4" (3.27m x 2.56m)



## KITCHEN

12'0" x 5'2" (3.67m x 1.60m)



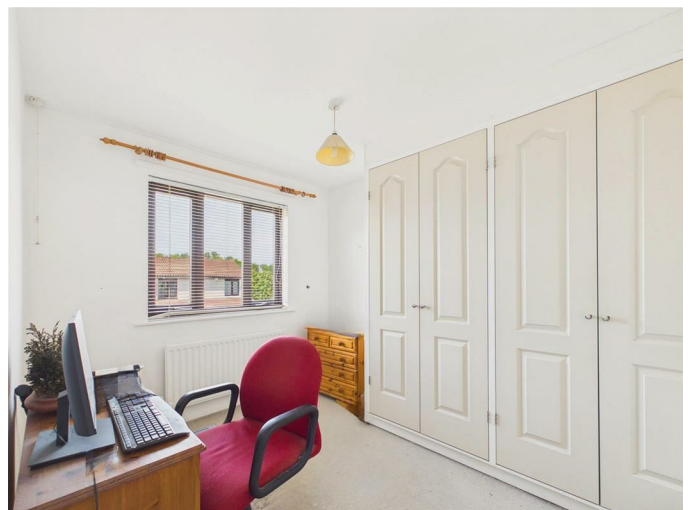
## LOUNGE

14'2" x 10'8" (4.33m x 3.27m)



## BEDROOM TWO

9'8" x 8'7" (2.96m x 2.64m)



### **BEDROOM THREE**

7'8" x 5'7" (2.34m x 1.71m)



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.

### **SHOWER ROOM**

6'7" x 5'10" (2.02m x 1.80m)



### **EXTERNAL**



### **DRIVEWAY**

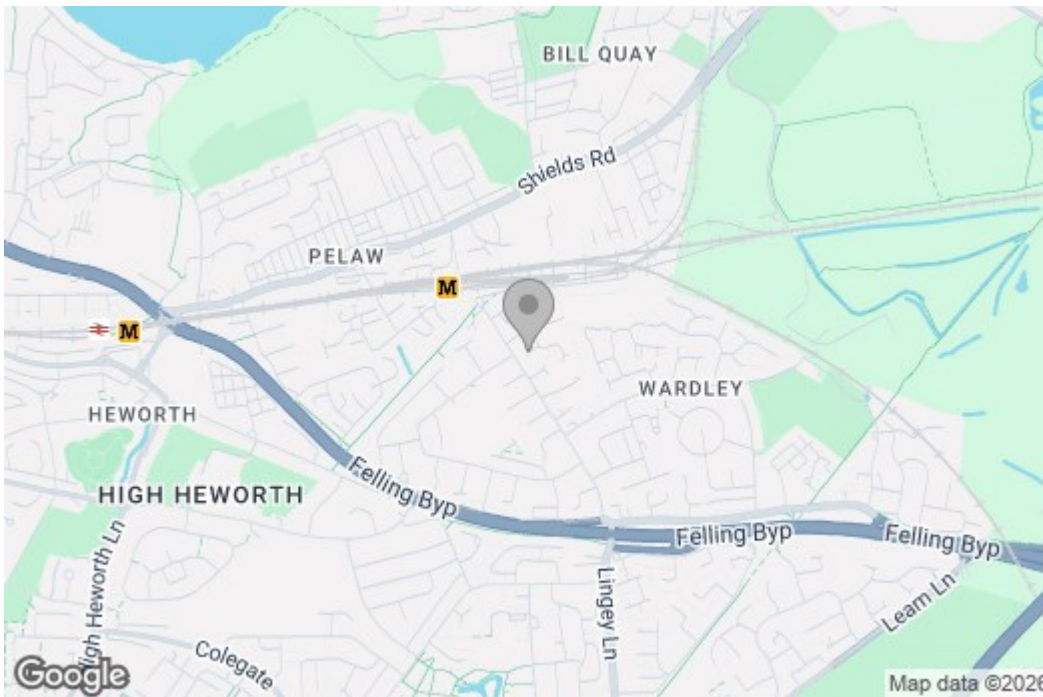
#### **Property disclaimer**

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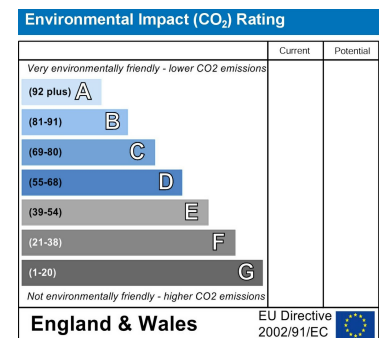
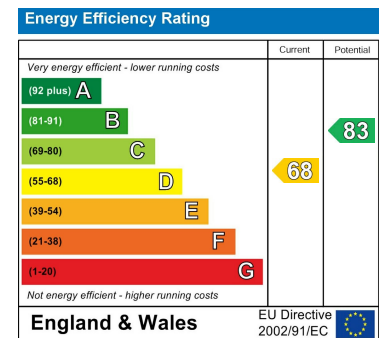
# Floor Plan



# 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.