GORDON
BROWN
SALES & LETTING

10 Arran Gardens, Gateshead, NE10 9TQ

Offers Over £119,950

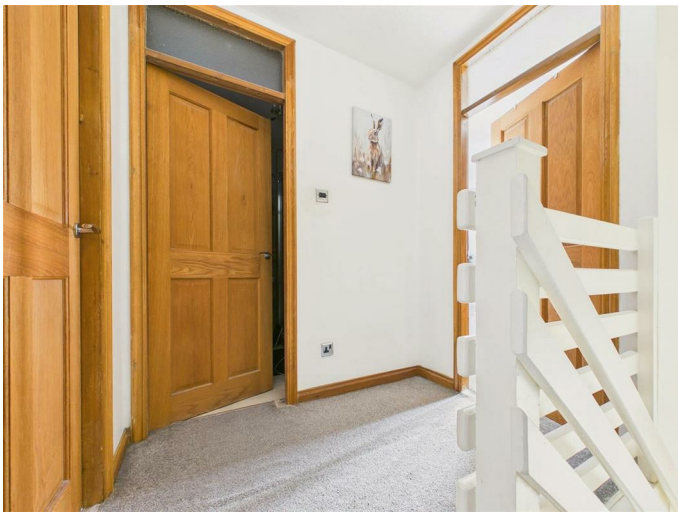
Located in Arran Gardens, this delightful terraced house offers a perfect blend of comfort and convenience. With a well-designed layout, the property boasts spacious accommodation throughout, making it an ideal choice for families or professionals alike. Upon entering, you are welcomed by a bright entrance hallway that leads to a cosy lounge, perfect for relaxation or entertaining guests. The heart of the home is the dining kitchen, which comes equipped with an integrated oven, washing machine, and fridge/freezer, ensuring that meal preparation is both easy and enjoyable. The first floor features a landing with loft access, providing additional storage space. There are two generously sized double bedrooms, with the main bedroom benefiting from built-in sliding door wardrobes, offering ample storage while maintaining a sleek aesthetic. The modern shower room completes the upper level, providing a stylish and functional space. Outside, the property features low maintenance gardens to both the front and rear, allowing for easy upkeep and the opportunity to enjoy the outdoors. Additionally, the rear driveway offers off-street parking, a valuable asset in this area. Viewings are highly recommended to fully appreciate the charm and practicality of this lovely home. Whether you are looking to settle down or invest, this property on Arran Gardens is sure to impress.

ENTRANCE HALLWAY

LOUNGE
16'2" x 12'9" (4.95m x 3.90m)

DINING KITCHEN
11'3" x 8'6" (3.43m x 2.61m)

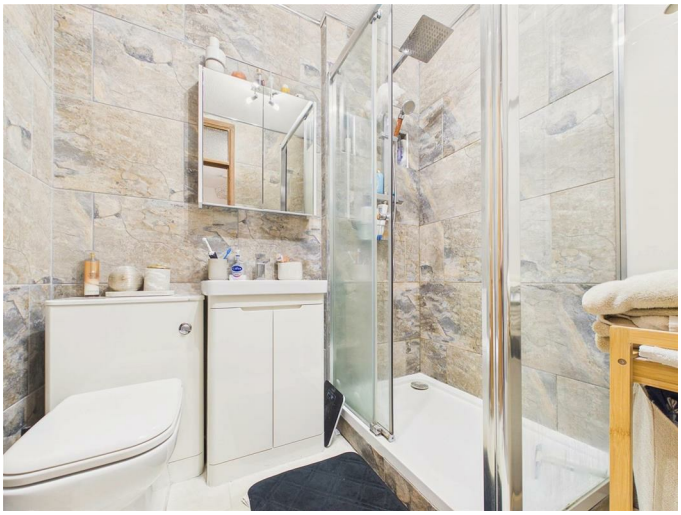
FIRST FLOOR LANDING



BEDROOM ONE
11'5" to robes x 8'3" (3.48m to robes x 2.52m)

BEDROOM TWO
10'0" x 9'10" (3.05m x 3.00m)

SHOWER ROOM
6'4" x 5'9" (1.95m x 1.77m)



EXTERNAL

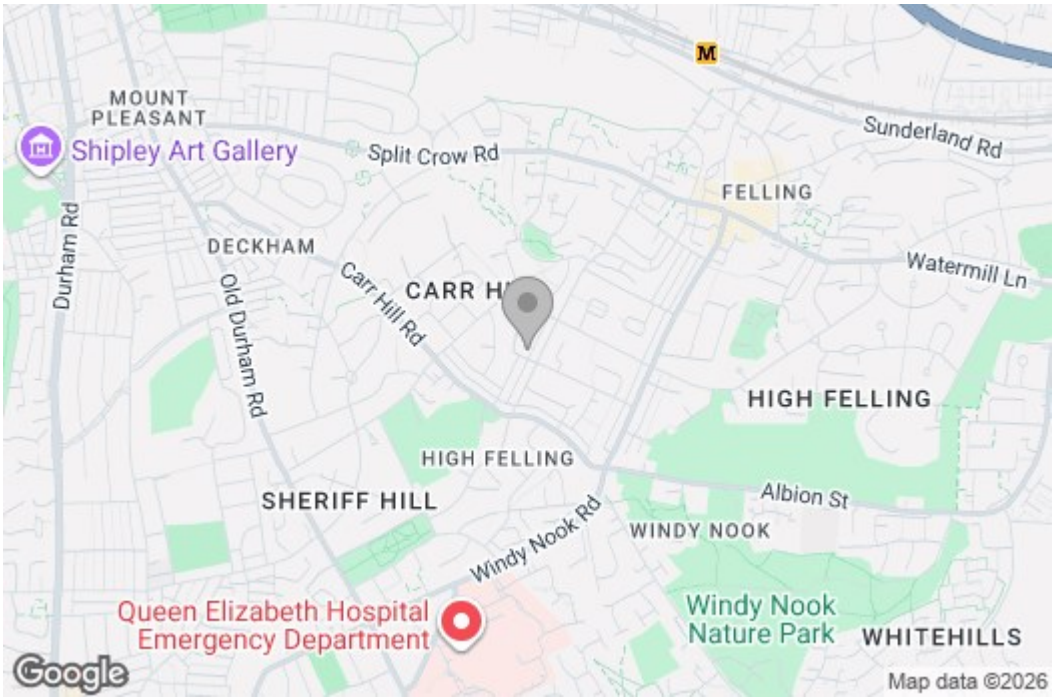
DRIVEWAY

Property disclaimer

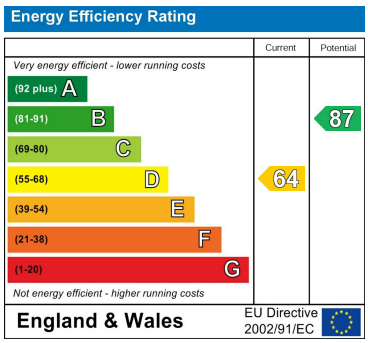
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

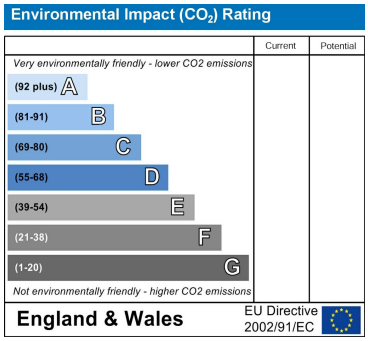
Floor Plan

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.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk