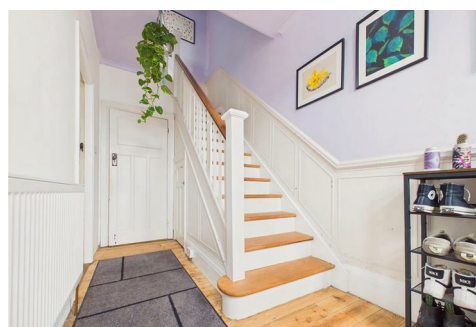




60 Joicey Road, Gateshead, NE9 5YL

Offers Over £280,000

Nestled in the sought-after area of Low Fell, Joicey Road presents an exceptional opportunity to acquire an extended mid-terraced house that beautifully combines traditional charm with modern convenience. This delightful property boasts two spacious reception rooms, perfect for both relaxation and entertaining. The entrance hallway welcomes you with its stripped and varnished flooring, leading into a lounge that features a striking fireplace and a bay window adorned with stained glass leaded light panes, creating a warm and inviting atmosphere. The dining room continues the theme of elegance with similar flooring and includes a built-in pantry cupboard, seamlessly connecting to the well-appointed kitchen. This culinary space is enhanced by an integrated double oven and three Velux windows that flood the area with natural light. The patio doors open onto a rear decked sun terrace, ideal for al fresco dining or enjoying a morning coffee, while providing access to a practical utility room. There is also a convenient ground floor w/c. Ascending to the first floor, you will find a well-proportioned main bedroom complete with built-in wardrobes, alongside two additional bedrooms that offer ample space for family or guests. The family bathroom serves this level, ensuring comfort and convenience. Outside, the property features a terraced garden to the front and a rear garden that boasts various patio areas, a decked sun terrace, and a charming pergola, perfect for outdoor gatherings. Additionally, there is access to a single garage, providing further practicality. With a new boiler installed in 2023, this home is ready for its new owners. Viewing is essential to fully appreciate the charm and character that this property has to offer. Don't miss the chance to make this lovely house your new home.

ENTRANCE HALLWAY



LOUNGE

15'8" into bay x 11'10" (4.80m into bay x 3.62m)



DINING ROOM

15'7" x 10'8" (4.77m x 3.26m)

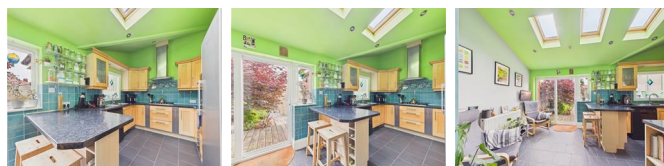


GROUND FLOOR W/C



BREAKFASTING KITCHEN/GARDEN ROOM

17'11" x 8'0" (5.48m x 2.45m)

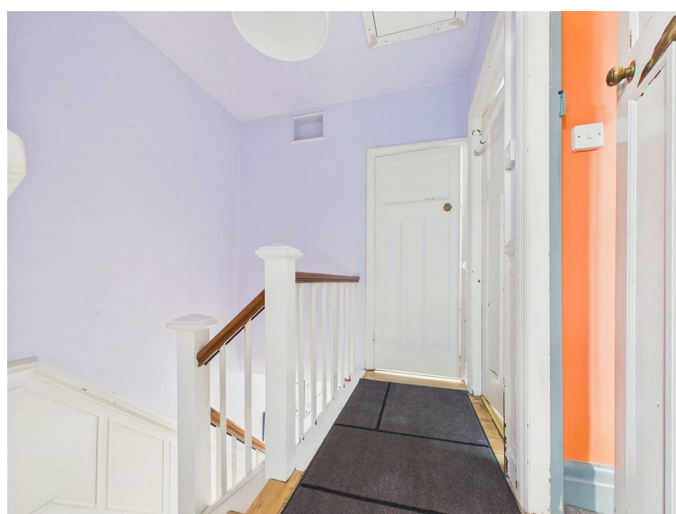


UTILITY ROOM

7'6" x 6'4" (2.29m x 1.94m)



FIRST FLOOR LANDING



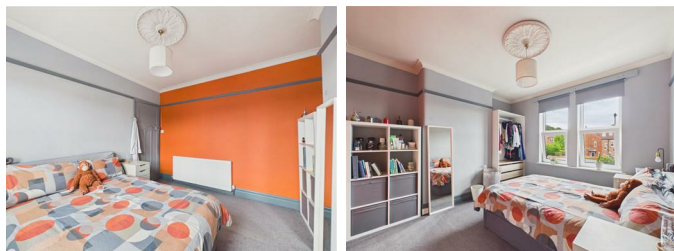
BEDROOM ONE

12'11" x 10'9" (3.94m x 3.28m)



BEDROOM TWO

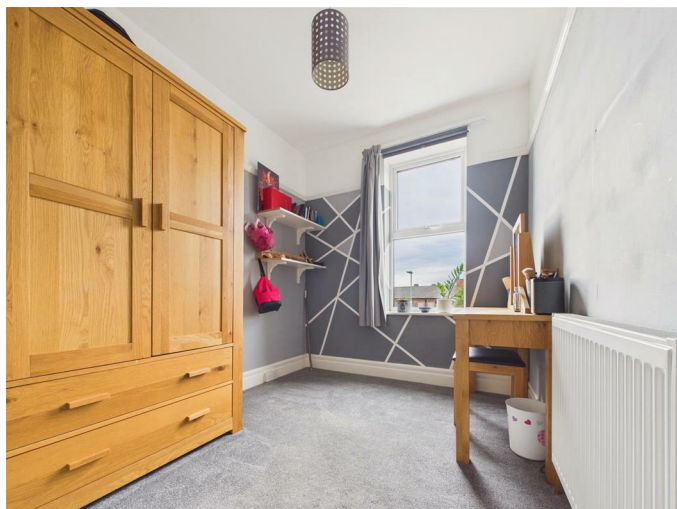
11'0" x 10'9" (3.37m x 3.30m)



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.

BEDROOM THREE

8'7" x 7'4" (2.64m x 2.26m)



BATHROOM

7'5" x 7'4" (2.27m x 2.24m)



EXTERNAL



GARAGE

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

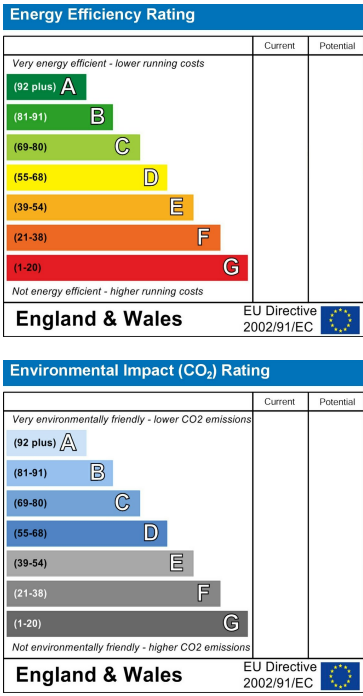
Floor Plan



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.