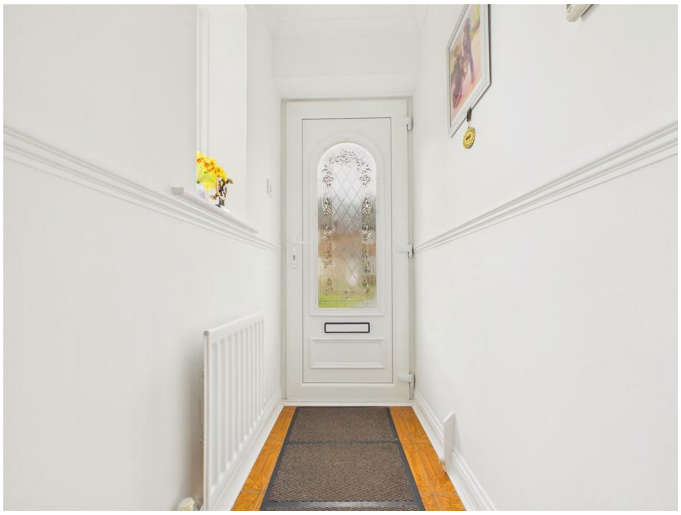
GORDON
BROWN
SALES & LETTING

11 Glanville Close, Gateshead, NE11 9TY

Offers Over £260,000

Nestled in the desirable Glanville Close, Festival Park, this well-presented three-bedroom detached home offers a perfect blend of comfort and style. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious lounge, featuring a charming fire that creates a warm atmosphere. The lounge seamlessly opens to a dining room, making it an ideal space for entertaining family and friends. From the dining room, you can access a delightful sun room that provides lovely views of the enclosed garden, perfect for enjoying the outdoors from the comfort of your home. There is a modern kitchen to the rear that completes the ground floor. On the first floor, you will find three well-proportioned bedrooms, with the main bedroom boasting the convenience of an en suite bathroom. A family bathroom completes this level, ensuring ample facilities for all. The property benefits from a private driveway and a garage, providing plenty of off-street parking for residents and guests alike. The rear garden is a true gem, featuring a decked patio area that is perfect for summer barbecues or simply relaxing in the sun. Located in the popular Festival Park area, this home is ideal for families, thanks to its excellent transport links and proximity to local amenities. This delightful property is not just a house; it is a place where cherished memories can be made. Don't miss the opportunity to make it your own.

ENTRANCE PORCH



LOUNGE
14'1" x 11'6" (4.30 x 3.51)

DINING ROOM
12'6" x 10'9" (3.83 x 3.29)

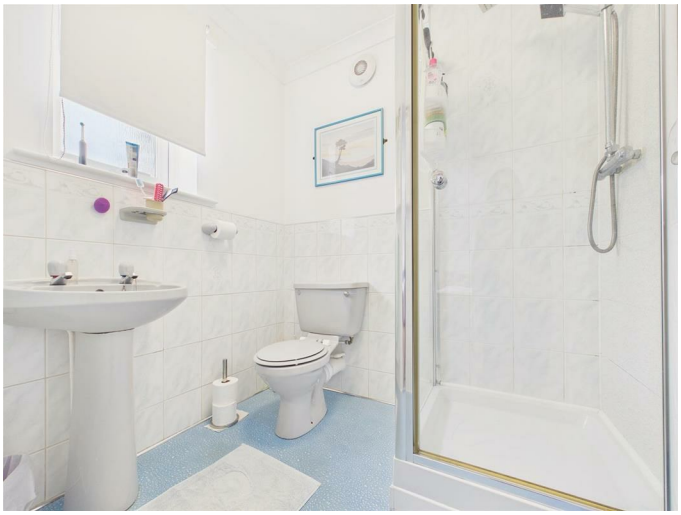
KITCHEN
13'3" x 8'11" (4.06 x 2.73)

SUN ROOM
12'3" x 7'10" (3.75 x 2.40)

ACCOMMODATION FIRST FLOOR

BEDROOM ONE
14'2" x 9'8" (4.34 x 2.97)

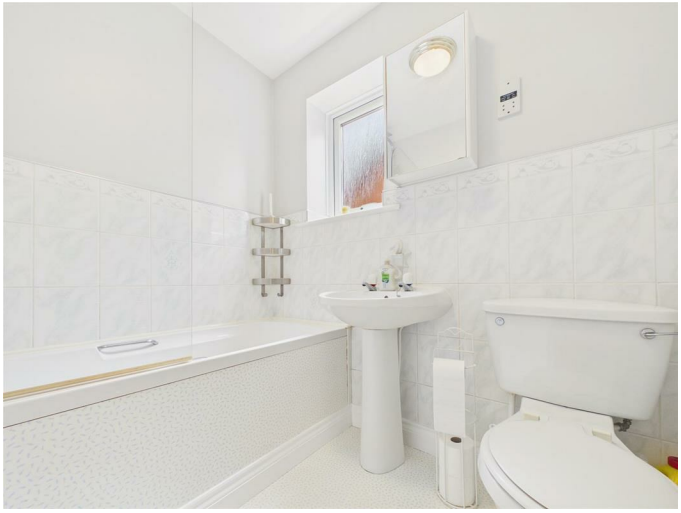
EN SUITE



BEDROOM TWO
10'10" x 9'10" (3.32 x 3.02)

BEDROOM THREE
9'11" x 8'0" (3.03 x 2.45)

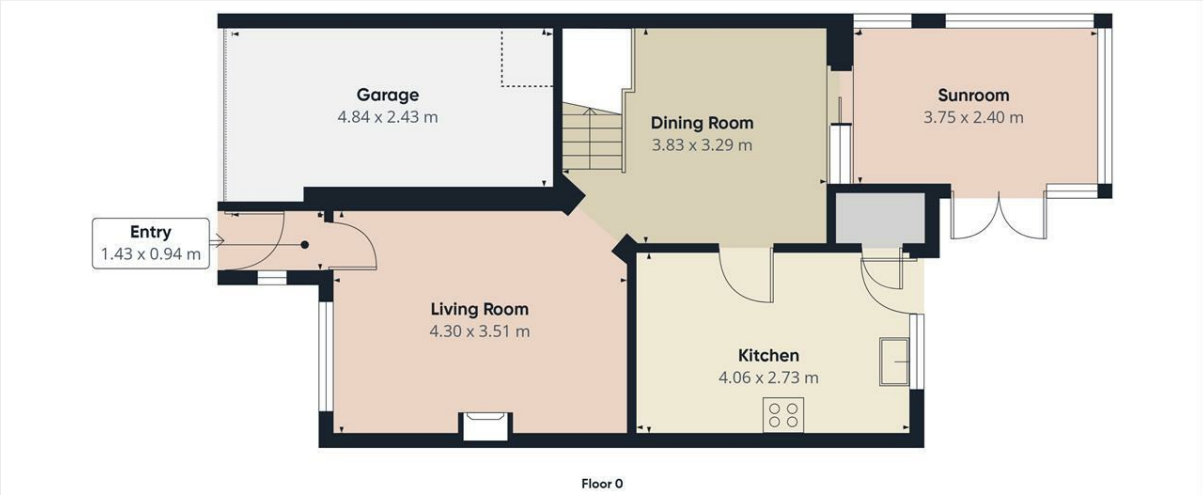
BATHROOM/WC

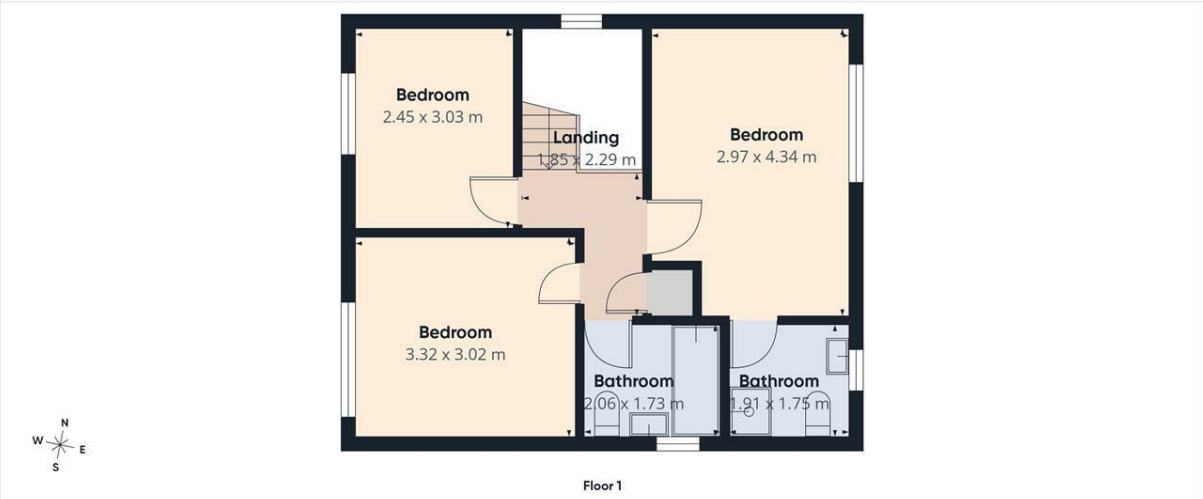


EXTERNAL

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





Approximate total area(1)
103.2 m²

Reduced headroom
0.7 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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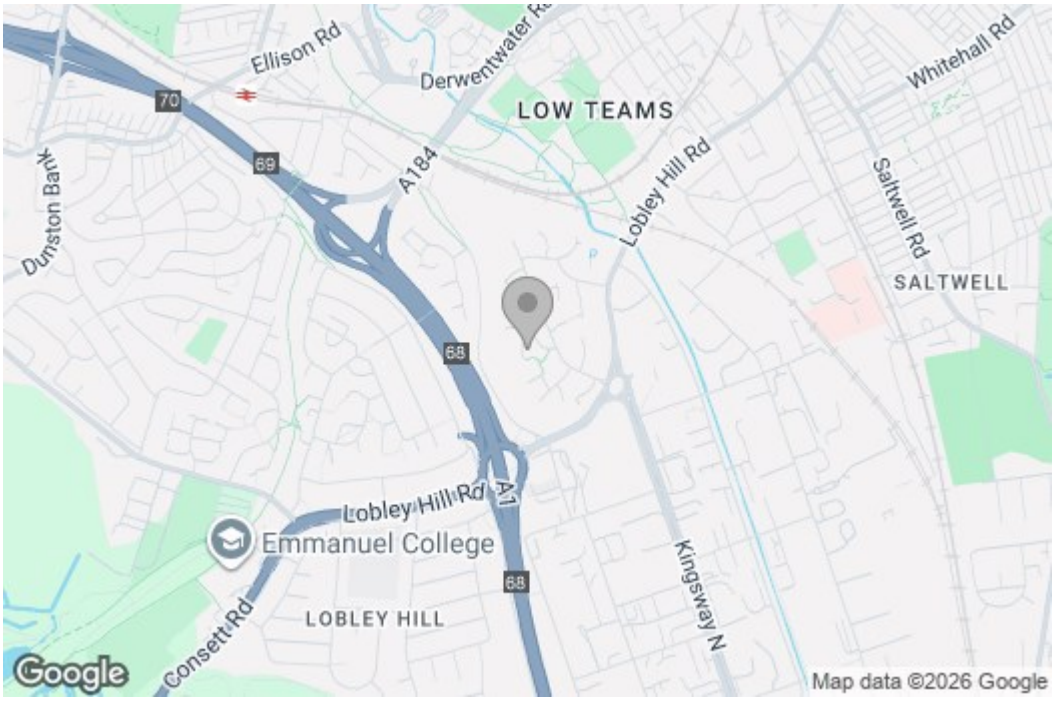
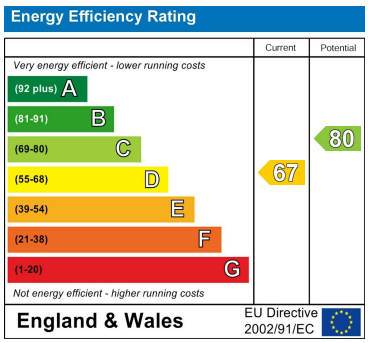
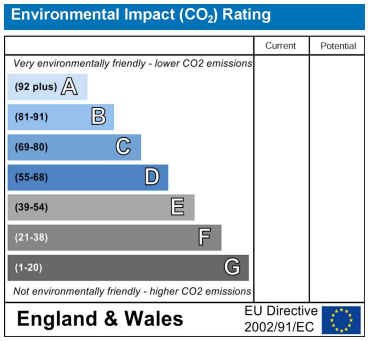
Area Map



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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