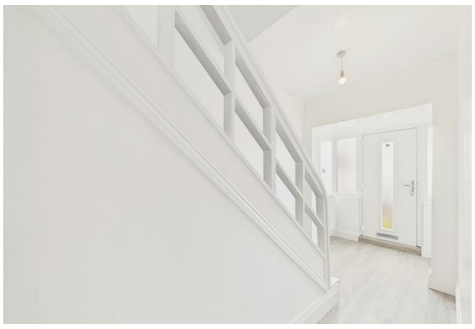
GORDON BROWN
SALES & LETTING









35 Richmond Avenue, Gateshead, NE10 0TA

Offers Over £209,950

Nestled in the sought-after area of Richmond Avenue, this charming semi-detached house has been beautifully refurbished to offer a delightful living experience. Upon entering, you are greeted by a welcoming entrance hallway, complete with an under stair storage cupboard, providing both practicality and style. The spacious lounge features a lovely bay window, allowing natural light to flood the room, creating a warm and inviting atmosphere. Adjacent to the lounge, the dining room boasts French doors that open onto the rear garden, perfect for entertaining or enjoying a quiet evening outdoors. The breakfasting kitchen is well-equipped with an integrated oven and offers convenient access to the garden, making it an ideal space for family meals and gatherings. On the first floor, you will find three generously sized bedrooms, each providing a comfortable retreat for rest and relaxation. The lovely bathroom is thoughtfully designed, catering to the needs of modern family living. Outside, the property benefits from gardens both at the front and rear, providing ample space for outdoor activities or simply enjoying the fresh air. The gated driveway offers secure off-street parking, while the garage includes a utility area and a ground floor w/c, adding to the convenience of this wonderful home. This property is a true gem in a desirable location, and viewing is highly recommended to fully appreciate all it has to offer. Whether you are a first-time buyer or looking for a family home, this semi-detached house is sure to impress.

ENTRANCE HALLWAY




LOUNGE

13'6" into bay x 13'1" into alcoves (4.14m into bay x 4.00m into alcoves)




DINING ROOM

13'7" x 11'2" (4.15m x 3.41m)




BREAKFASTING KITCHEN

14'1" x 8'1" (4.30m x 2.47m)

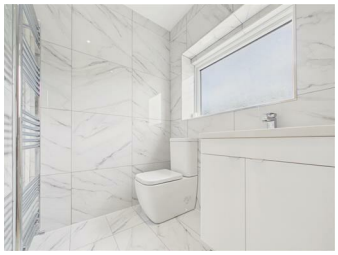





FIRST FLOOR LANDING




BATHROOM

BEDROOM ONE

13'8" into bay x 10'7" exc door recess (4.19m into bay x 3.23m exc door recess)



BEDROOM TWO

11'3" x 10'8" (3.45m x 3.26m)



BEDROOM THREE
6'6",196'10" x 7'8" (2,60m x 2.35m)




GARAGE
15'1" x 8'2" (4.60m x 2.49m)

EXTERNAL





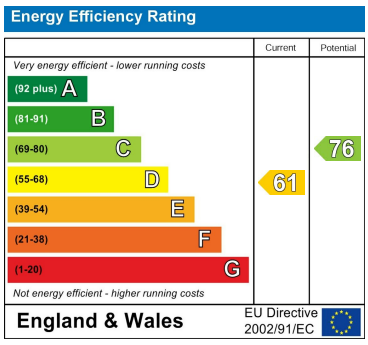
Property disclaimer
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed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

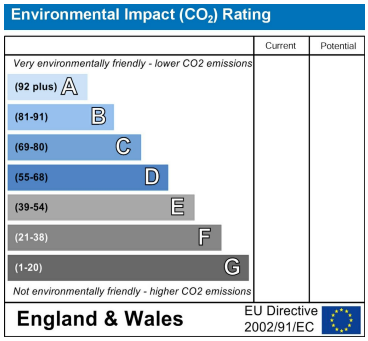
Floor Plan

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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