GORDON BROWN
SALES & LETTING









83 Glynfellis, Gateshead, NE10 8RJ

Offers Over £145,000

Nestled in the desirable area of Leam Lane, Glynfellis presents a larger style semi-detached house that is perfect for families seeking comfort and convenience. This charming property boasts a prime corner plot, providing a double driveway that offers ample off-street parking, a rare find in this sought-after neighbourhood. Upon entering, you are welcomed by a spacious hallway that leads to a generous lounge and dining room. This inviting space features a delightful fireplace and large windows that allow natural light to flood in from both the front and rear, creating a warm and welcoming atmosphere. The breakfasting kitchen is well-equipped with modern conveniences, including an integrated double oven, an eye-level microwave, and a fridge/freezer, making it an ideal space for culinary enthusiasts. The property comprises three well-proportioned double bedrooms, two of which benefit from built-in storage cupboards, ensuring that space is maximised throughout. The family bathroom is conveniently located to serve all bedrooms, providing a practical layout for family living. Outside, the gardens to the front, side, and rear offer a wonderful opportunity for outdoor enjoyment, whether it be for children to play or for hosting summer gatherings. Viewings are highly recommended to fully appreciate the charm and spaciousness of this lovely family home. With its excellent location and ample living space, this property is sure to attract considerable interest.

ENTRANCE HALLWAY



LOUNGE/DINING ROOM

18'11" x 11'10" (5.78m x 3.63m)





BREAKFASTING KITCHEN

21'2" x 8'10" (6.47m x 2.70m)





FIRST FLOOR LANDING



BEDROOM ONE

15'1" x 9'10" (4.60m x 3.00m)





BEDROOM TWO

11'11" x 10'1" (3.64m x 3.08m)





BEDROOM THREE

12'0" x 9'2" (3.68m x 2.81m)





BATHROOM

10'9" x 5'7" (3.30m x 1.71m)



EXTERNAL





DRIVEWAY

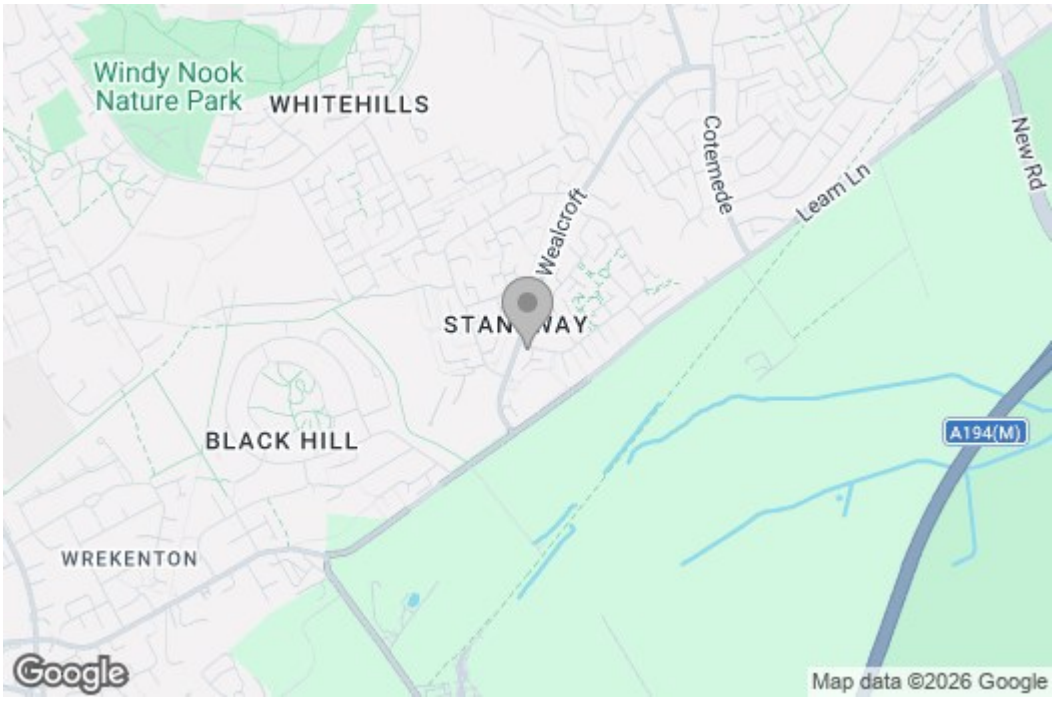


Property disclaimer

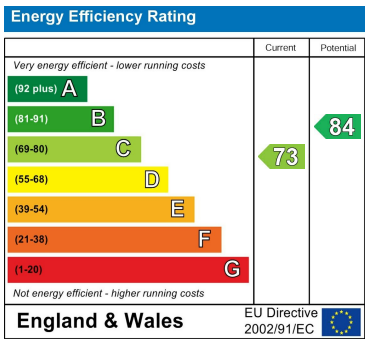
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

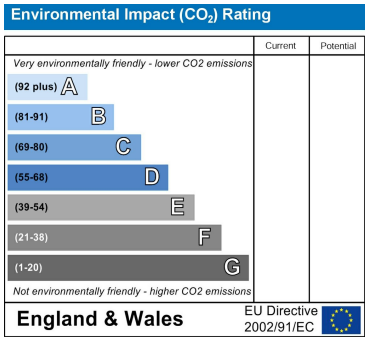
Floor Plan

Area Map



Energy Efficiency Graph





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