



## 8 Mareburn Crescent, Gateshead, NE10 0PP

Offers Over £100,000

Located in the popular area of Mareburn Crescent, this charming two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to invest. Priced sensibly, the property allows for some updating, making it a blank canvas for your personal touch. Upon entering, you are greeted by a welcoming entrance hallway that leads into a spacious lounge/dining room. This area is enhanced by built-in storage cupboards and large windows that provide delightful views of both the front and rear gardens, ensuring a bright and airy atmosphere. The kitchen, complete with a built-in pantry, offers ample space for culinary creativity and family gatherings. The first floor features a well-proportioned main bedroom, which benefits from built-in wardrobes and a window that frames a pleasant outlook to the front. A second bedroom provides additional space, perfect for guests or a home office. The property also includes a bathroom and a separate w/c, catering to the needs of modern living. Outside, the gardens to the front and rear offer a lovely setting for relaxation or outdoor activities, enhancing the appeal of this home. The location is particularly advantageous, with easy access to local amenities and transport links, making daily commutes and errands a breeze. We highly recommend viewing this property to fully appreciate the potential it holds. Whether you are looking to make it your own or seeking a promising investment, this semi-detached house is a wonderful opportunity not to be missed.

## ENTRANCE HALLWAY



## BEDROOM TWO

10'6" x 8'2" (3.22m x 2.50m)



## LOUNGE/DINING ROOM

19'2" x 12'7" (5.85m x 3.84m)

## KITCHEN

11'0" x 6'9" (3.37m x 2.06m)



## BATHROOM



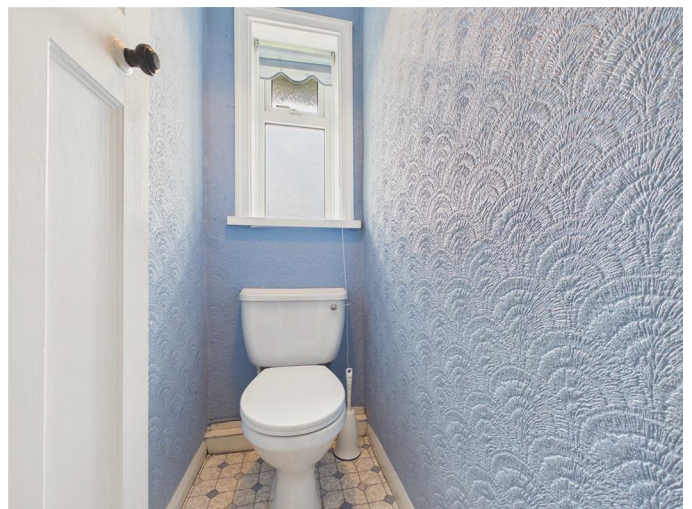
## FIRST FLOOR LANDING

## BEDROOM ONE

15'3" x 10'7" (4.66m x 3.23m)



## SEPARATE W/C



## EXTERNAL

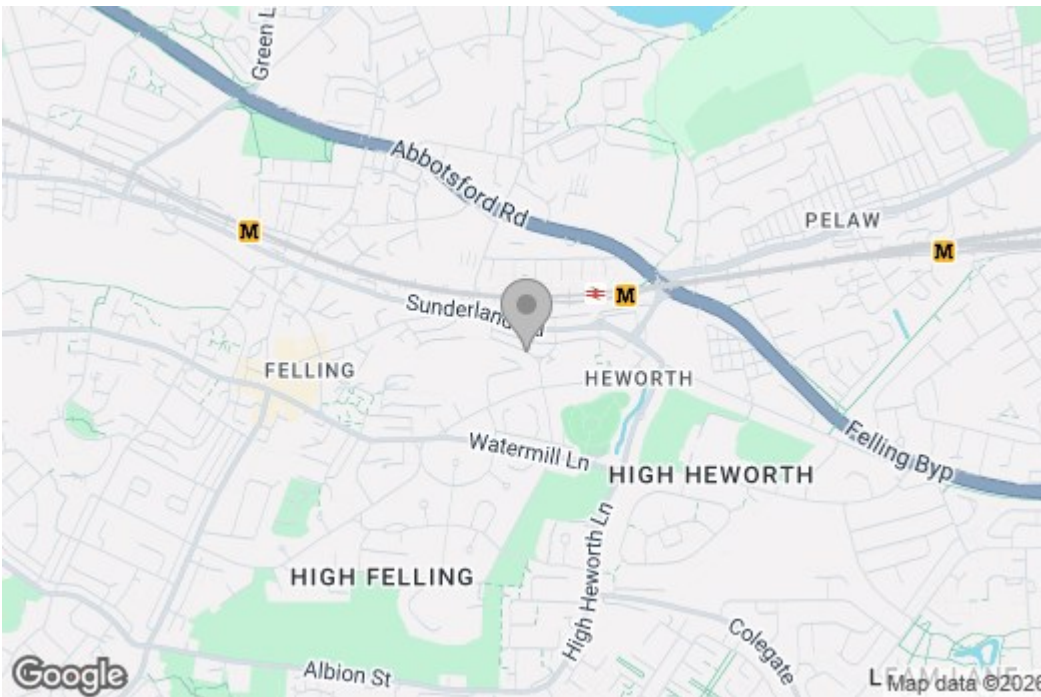
### Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to

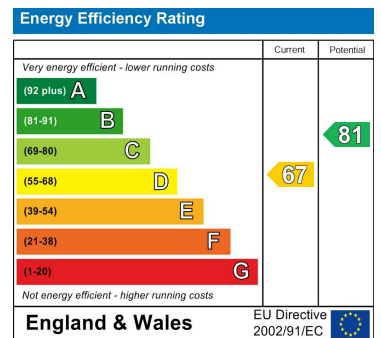
make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee 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 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.