



45 Joicey Road, Low Fell, Gateshead, Tyne & Wear, NE9 5TH

Offers Over £300,000



## Key features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- FITTED KITCHEN
- SEPERATE SHOWER ROOM TO W.C
- OFF STREET PARKING
- FRONT FACING LOUNGE
- SOUGHT AFTER LOCATION
- GARDENS TO FRONT AND REAR
- NO ONWARD CHAIN
- VIEWING ADVISED



## Description

Situated in the desirable area of Joicey Road, Gateshead, this charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The house features a conveniently located bathroom, designed for both functionality and comfort. One of the standout attributes of this property is the off-street parking, allowing for easy access and peace of mind. The absence of onward chain means that you can move in without delay, making this home even more appealing.

Situated in a sought-after location, this property benefits from a friendly neighbourhood and is close to local amenities, schools, and parks, making it ideal for those who appreciate community living. With its blend of comfort, convenience, and potential, this semi-detached house on Joicey Road is a must-see for anyone looking to settle in Gateshead. Don't miss the chance to make this lovely house your new home.



ENTRANCE HALLWAY

16'11 x 7'5

LOUNGE

15'7 x 12'11

DINING ROOM

16'8 x 12'5

KITCHEN

12'4 x 7'11

CONSERVATORY

LANDING

BEDROOM ONE

13'6 x 12'1

BEDROOM TWO

12'7 x 12

BEDROOM THREE

8'6 x 8'2







W.C.

4'11 x 3'5

SHOWER ROOM

8'4 x 6

EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Joicey Road



Ground Floor

First Floor

Total Area: 131.2 m<sup>2</sup> ... 1412 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	<b>73</b>	<b>83</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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