



5 Evenwood Gardens,, Gateshead, NE9 5RT

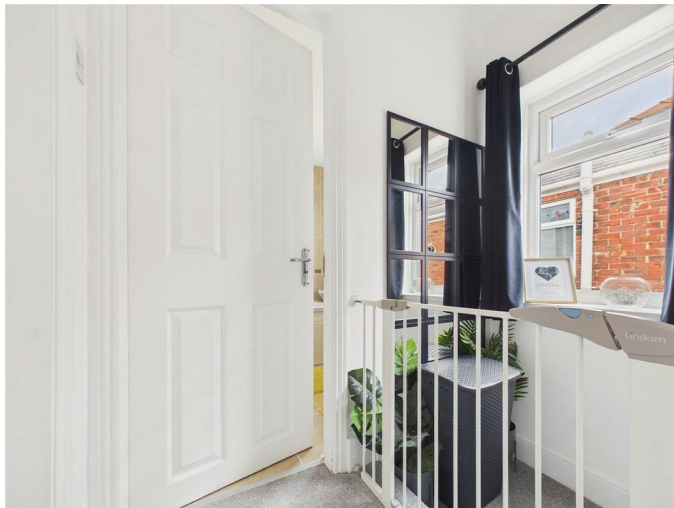
Offers Over £180,000

Nestled in the tranquil cul-de-sac of Evenwood Gardens. This well-presented two-bedroom semi-detached house offers a delightful blend of comfort and style. The property boasts a charming entrance porch that leads into a spacious lounge, featuring elegant bay windows that fill the room with natural light. The heart of the home is the generous kitchen, which is thoughtfully designed and includes French doors that open into a lovely sun room that the vendor uses as a dining space. The rear garden is a generous space, ideal for outdoor entertaining or simply enjoying the fresh air, while off-street parking for two cars adds to the convenience of this property. Upstairs, you will find two well-proportioned double bedrooms, one of which also features a bay window, enhancing the sense of space and light. A modern family bathroom completes the upstairs accommodation, providing a stylish and functional area for daily routines. This property is perfect for those seeking a peaceful retreat while still being close to local amenities. With its appealing features and excellent location, this semi-detached house is a wonderful opportunity for first-time buyers or small families looking to settle in a friendly neighbourhood. Don't miss the chance to make this charming home your own.

ENTRANCE PORCH



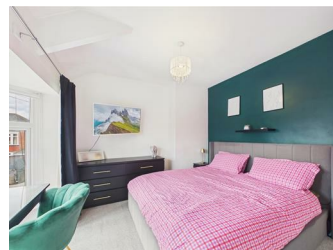
ACCOMMODATION FIRST FLOOR



LOUNGE



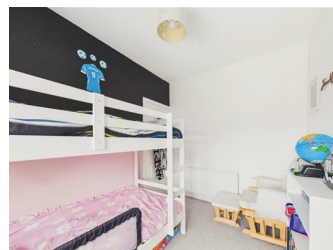
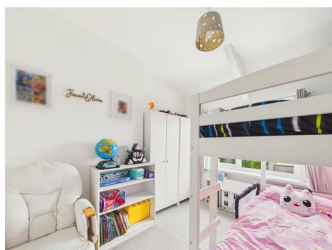
BEDROOM ONE



KITCHEN



BEDROOM TWO



SUN ROOM



BATHROOM/W.C



EXTERNAL



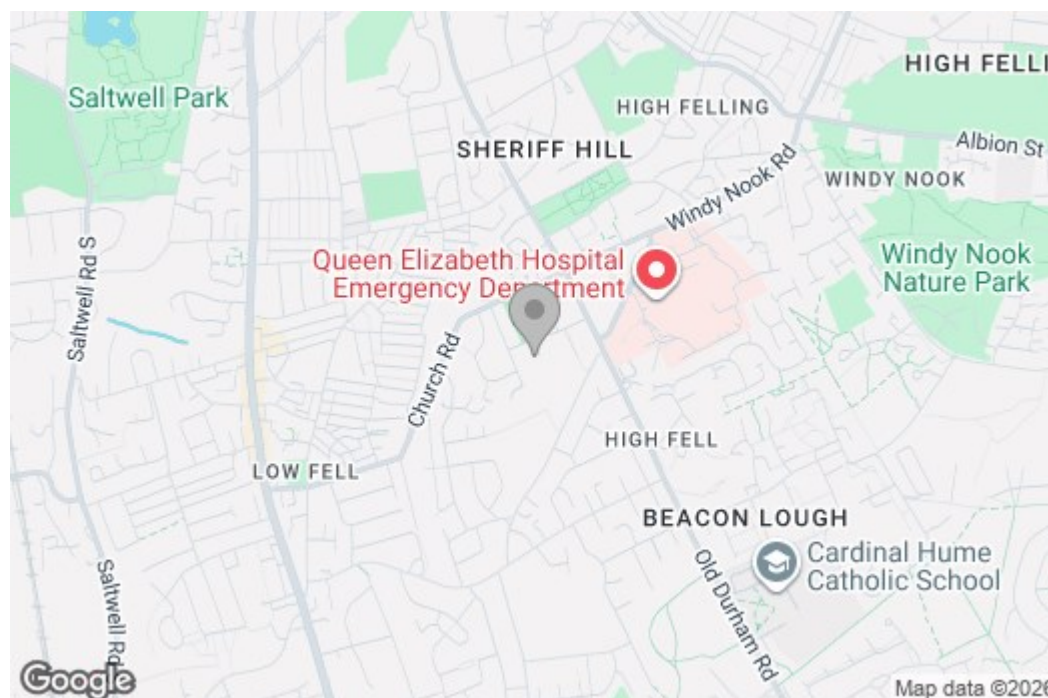
Property disclaimer

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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		70	86

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			

England & Wales

EU Directive
2002/91/EC



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 a representation or warranty in respect of the property.