



3 bed semi-detached house to buy in NE10

Leam Gardens, Wardley, Gateshead, Tyne and Wear, NE10 8SU

£140,000 Offers Over

 x3  x1  x1

Tenure

Freehold

Property features

- ✓ Three Bedrooms
- ✓ Semi-Detached
- ✓ Modernised Throughout
- ✓ No Onward Chain
- ✓ EPC Rating C

Driveway parking

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Modernised Three Bedroom Semi-Detached House – Sought-After Leam Gardens

A beautifully presented and modernised three bedroom semi-detached house, ideally situated on the sought-after Leam Gardens, Gateshead. This excellent family home is ready to move straight into and is offered to the market with no onward chain.

Externally, the property benefits from a driveway providing off-road parking, together with a front garden. Internally, the accommodation briefly comprises an entrance porch leading into the property, an entrance hall, a spacious living room and a hallway leading through to a modern open-plan kitchen/diner, ideal for both everyday family living and entertaining. There is also a convenient downstairs WC.

To the first floor are three good-sized bedrooms and a stylish modern family bathroom.

Externally to the rear is a large private garden, providing an excellent outdoor space for families, entertaining or simply relaxing.

The property has been very well maintained throughout and offers a fantastic opportunity for buyers seeking a modern, move-in-ready family home. Leam Gardens is conveniently located close to a range of local amenities, schools and everyday facilities, while also benefiting from excellent transport links providing easy access to Gateshead, Newcastle and surrounding areas.

Early viewing is highly recommended to fully appreciate the standard, space and location this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £140,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

External Front

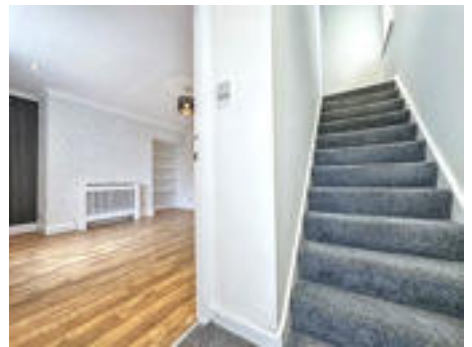


Porch

1.503m x 1.306m (4'11" x 4'3")



Entrance Hall



Living Room

4.336m x 4.008m (14'2" x 13'1")



Kitchen

3.741m x 3.041m (12'3" x 9'11")



Dining Room

2.981m x 2.367m (9'9" x 7'9")



Downstairs WC

2.341m x 1.328m (7'8" x 4'4")



First Floor Landing



Bedroom 1

4.008m x 3.096m (13'1" x 10'1")



Bedroom 2

2.48m x 2.424m (8'1" x 7'11")



Bedroom 3

3.025m x 2.209m (9'11" x 7'2")



Bathroom

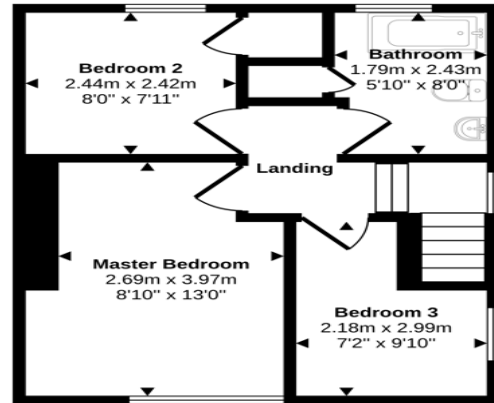
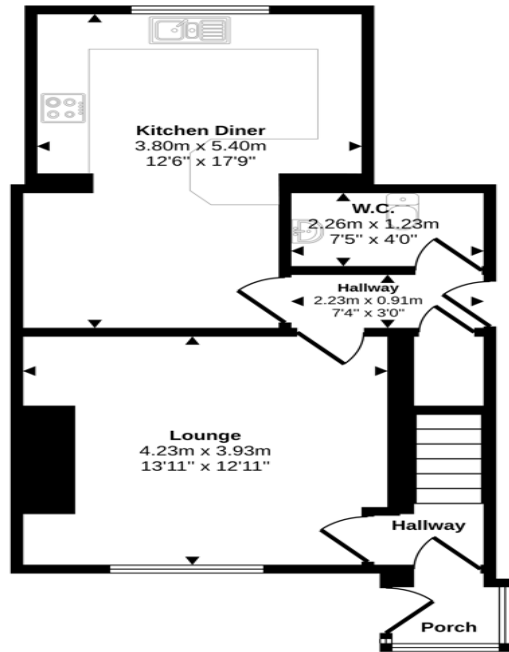
2.444m x 1.83m (8'0" x 6'0")



Exterior Garden



Approx Gross Internal Area
83 sq m / 896 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Leam Gardens, Wardley, Gateshead, Tyne and Wear, NE10 8SU

Contact your local branch today for more information on this property:

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898,
low.fell@pattinson.co.uk, www.pattinson.co.uk

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. Intending purchasers 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 any representation or warranty in respect of the property.

