



### 3 bed end of terrace house to buy in NE8

Maple Grove, Gateshead, Tyne and Wear, NE8 4SL

**£190,000** Offers Over

 x3  x1  x2

Tenure  
**Freehold**

### Property features

- ✓ End Terrace House with Gardens
- ✓ Detached Garage
- ✓ UPVC Double Glazing
- ✓ Three Bedrooms
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

An end terrace property offering excellent potential to create a spacious family home, subject to some improvements. Occupying a generous corner plot, the property provides ample space for a garden area as well as a driveway leading to a detached garage. Further benefits include UPVC double glazing and useful additional cellar storage.

The location is particularly convenient for well regarded local schools, easy access to the A1 for commuting, and nearby Team Valley amenities.

The accommodation comprises an entrance porch leading into the hallway, a lounge, separate dining room, and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom.

Externally, the property enjoys gardens to two sides along with a rear yard, detached garage, and driveway parking.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £190,000

Property Type: End of terrace house

Parking: Driveway & Garage

Heating: Gas

## Entrance Porch

UPVC double glazed door and windows

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## Hallway

Stairs to the first floor, under stairs cupboard



## Lounge

4.00m x 5.50m (13'1" x 18'0")

(Maximum measurements) Two UPVC double glazed windows, gas fire to feature fire surround



## Dining Room

4.20m x 3.70m (13'9" x 12'1")

UPVC double glazed bay window



## Kitchen

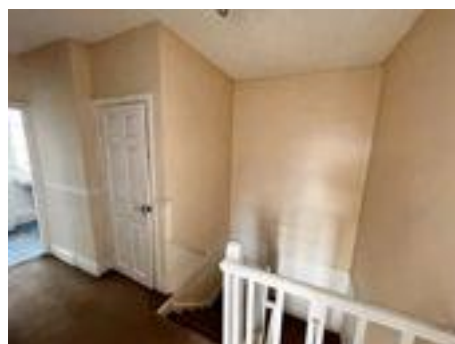
2.50m x 3.60m (8'2" x 11'9")

Fitted wall and base units, colour coded one and a half bowl sink and drainer, space for a gas cooker and automatic washing machine, UPVC double glazed window, opening to an alcove with UPVC double glazed bay window



## Landing

Built in cupboard



## Bedroom One

4.30m x 4.50m (14'1" x 14'9")

UPVC double glazed bay window



## Bedroom Two

3.00m x 3.40m (9'10" x 11'1")

UPVC double glazed window



## Bedroom Three

2.50m x 2.60m (8'2" x 8'6")

UPVC double glazed window



## Bathroom

2.80m x 2.50m (9'2" x 8'2")

WC, pedestal wash basin, panelled bath, two UPVC double glazed window



## External

Yard to the rear accessing the detached garage

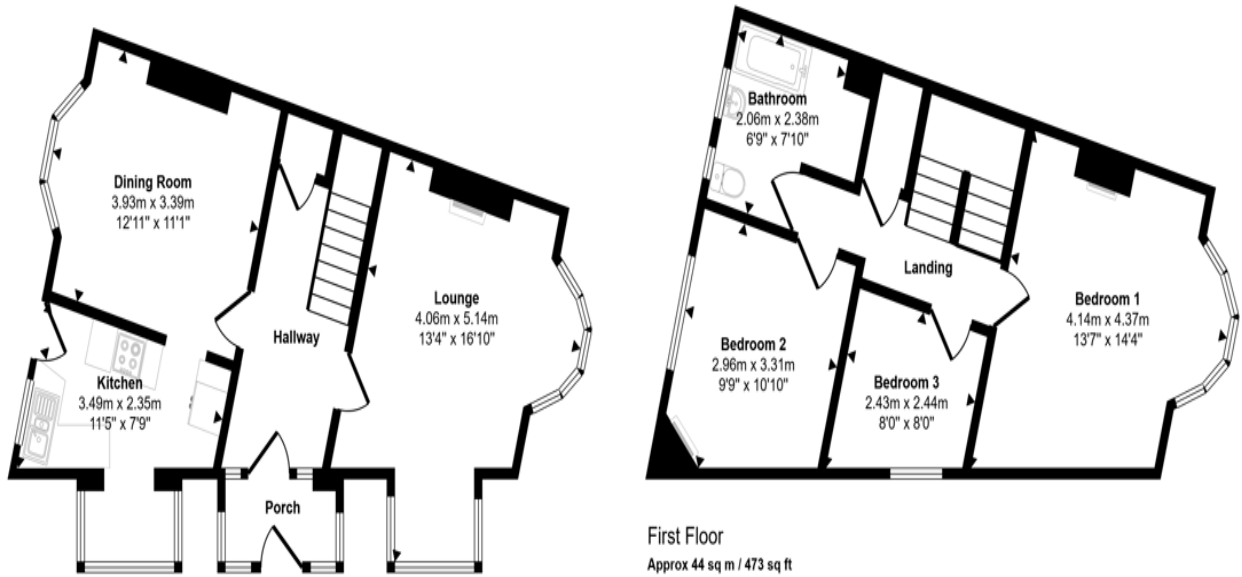


## Front and Side

Lawned gardens



Approx Gross Internal Area  
93 sq m / 1001 sq ft



Ground Floor  
Approx 49 sq m / 527 sq ft

First Floor  
Approx 44 sq m / 473 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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