



## 2 bed semi-detached house to buy in NE10

Creslow, Gateshead, Tyne and Wear, NE10 9AP

**£120,000**

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Semi Detached House
- ✓ Two Bedrooms
- ✓ Off Road Parking
- ✓ UPVC Double Glazing
- ✓ EPC Rating D

Driveway parking

## Key Information

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

## Description

This well-presented two bedroom semi-detached home is situated in a quiet cul-de-sac location, conveniently close to local schools, public transport links, and major road networks just a short drive away. The property benefits from a range of attractive features, including off-road parking, UPVC double glazing, gas central heating, and a refitted kitchen and bathroom, to name just a few.

The accommodation briefly comprises an entrance hall with stairs rising to the first floor, a bright and spacious lounge with a large window allowing plenty of natural light, and a kitchen/diner to the rear of the property.

To the first floor are two bedrooms, both benefiting from fitted wardrobes, along with a modern family bathroom.

Externally, the property enjoys a lawned front garden adjoining a pedestrianised footpath. To the rear, folding gates provide access to a cobbled driveway offering off-road parking.

Council Tax Band: A

Tenure: Freehold

Price: £120,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

## Entrance Hall

UPVC double glazed door and side panel, stairs to the first floor, radiator



## Lounge

3.90m x 4.20m (12'9" x 13'9")

Wall mounted electric fire, UPVC double glazed window, radiator



## Kitchen/Diner

5.90m x 1.80m (19'4" x 5'10")

Fitted in arrange of wall and base units with space for a gas cooker with extractor over, cupboard housing space for an automatic washing machine, stainless steel one and a half bowl sink and drainer with mixer tap, UPVC double glazed window and UPVC double glazed double doors leading to the rear



## Landing

Built in storage cupboard



## Bedroom 1

4.90m x 2.70m (16'0" x 8'10")

Fitted sliding wardrobes, UPVC double glazed window, radiator, built in cupboard housing a combi boiler



## Bathroom

1.60m x 2.30m (5'2" x 7'6")

Three piece suite comprising wc and wash basin set to a vanity unit, panelled bath with electric shower over and folding shower screen, tiled walls, chrome heated towel rail, two UPVC double glazed windows



## Bedroom 2

3.40m x 3.50m (11'1" x 11'5")

Fitted wardrobes, built in cupboard, UPVC double glazed window, radiator



## External

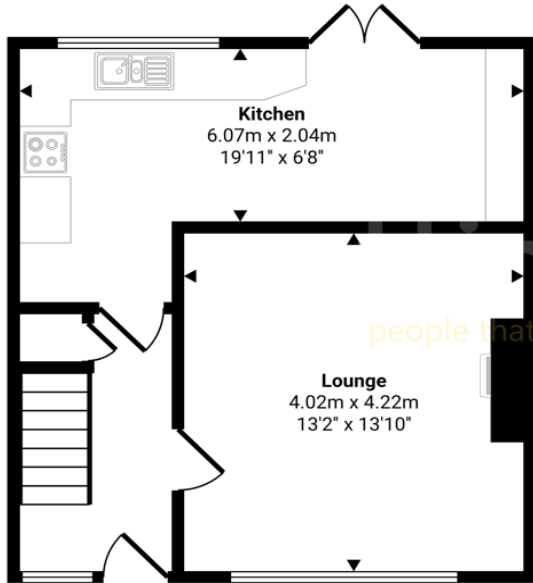
The front is laid to lawn looking onto a pedestrianised footpath. To the rear the is off road parking with cobbled driveway and iron folding gates and a timber shed



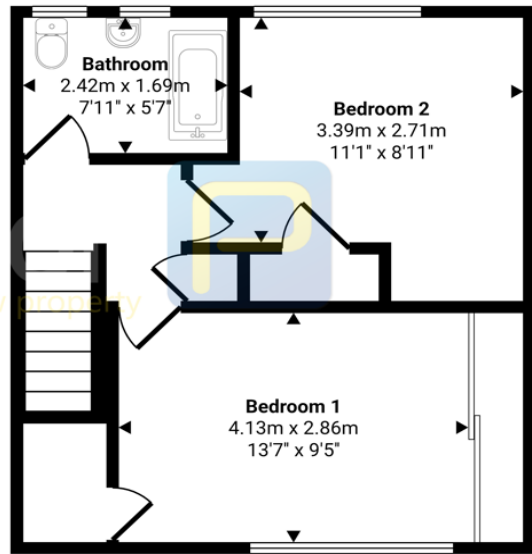
## Driveway



Approx Gross Internal Area  
77 sq m / 832 sq ft



Ground Floor  
Approx 39 sq m / 419 sq ft



First Floor  
Approx 38 sq m / 413 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>                                   |    |                            | 76        |
| (55-68) <b>D</b>                                   | 65 |                            |           |
| (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<br>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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