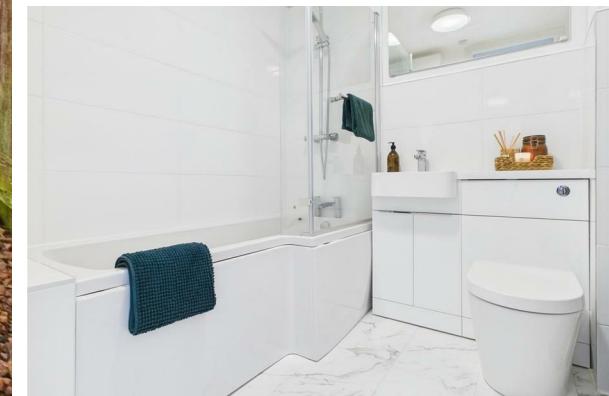




FOR SALE

2 Arran Gardens, Gateshead, NE10 9TQ

Offers Over £112,500



- Newly Installed Modern Fitted Kitchen
- Driveway Parking
- open Plan Lounge/Dining Room
- Excellent Opportunity First Time Buyers
- EPC Rating - C
- Two double Bedrooms
- Landscaped Rear Garden
- Stylish White Family Bathroom
- Gas Central Heating Via Combi Boiler
- Viewings Highly Recommended

THE PROPERTY

A beautifully presented starter home with a modern kitchen, stylish bathroom and low maintenance landscaped garden...

Bell Estate Agents are pleased to welcome to the market this excellent opportunity for first time buyers to take their first step onto the property ladder with this well much improved and deceptively spacious property. Entering to the front aspect the property briefly comprises of a modern kitchen fitted in 2024 with some integrated appliances. Double doors then lead into a light welcoming 25ft reception space with stairs to the first floor. Completing the layout to the ground floor is a useful lobby/storage area providing access to the rear of the home. Moving upstairs to the first floor the property has two ample double bedrooms, the largest of which has fitted sliding wardrobes. The layout is completed by a stylish three piece family bathroom with P shape bath.

Externally there is driveway parking to the front aspect and to the rear is an enclosed low maintenance landscaped garden, with patio area, astro section and raised border. Viewings are recommended at your earliest convenience as we are expecting high levels of demand.

Windy Nook is a village in Tyne and Wear, England, bordered by Carr Hill to the west, Leam Lane Estate to the east, Felling to the north and Sheriff Hill to the south. Though today an urban suburb, there are no large commercial areas and the local Tesco store is the largest employer. There remains large areas of green space, however, and it is a popular and high-demand place to live. Windy Nook Nature Reserve is a protected conservation/wildlife area, as well as being home one of the largest environmental sculptures in Europe.



Energy Efficiency Rating

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

