

# HUNTERS®

HERE TO GET *you* THERE



## Hertford

Gateshead, NE9 6DG

Offers In The Region Of £110,000



Mid-terraced property with lawn and patio to the front, and hard-landscaped garden to the rear. The accommodation comprises living room; stylish dining kitchen; utility room and wc to the ground floor, and three bedrooms and shower room to the first. With gas central heating and double-glazing. Great for investment or residential purchase. The property is close to local shops and amenities with major supermarkets also within walking distance. Ideally located close to local transport links and on bus routes into Newcastle city centre.

Sold with no onward chain.



**Entrance Hall**  
UPVC front door with glazed panels opens to small entrance vestibule with ample cupboard storage.

**Living Room 10'5" x 15'1" (3.19 x 4.62)**  
Spacious room to the front of the property with laminate flooring and wood-panelled feature wall.

**Second Hallway 6'3" x 10'5" (1.92 x 3.18)**  
With stairs to the first floor, storage cupboards and access to other ground floor rooms.

**Cloakroom/WC 3'4" x 4'4" (1.04 x 1.33)**  
With cabinet hand wash basin and concealed cistern wc

**Dining Kitchen 10'2" x 5'9" (3.11 x 1.76)**  
Spacious room with windows to the rear aspect; ample dining space as well as integrated kitchen with fridge freezer, electric oven and co-ordinating gas hob and extractor over.

**Utility Room 6'9" x 4'9" (2.08 x 1.47)**  
With glazed uPVC door to the rear garden (customary used as main access), space and plumbing for washing machine and housing the gas boiler.

**Rear Garden**  
Hard landscaped area

**First Floor Landing 9'4" x 9'1" (2.86 x 2.79)**  
Giving access to all first floor rooms and with hatch to roof void.

**Master Bedroom 10'5" x 15'1" (3.19 x 4.62)**  
Spacious room with two windows to the front aspect and fitted mirrored wardrobes

**Second Bedroom 10'2" x 7'1" (3.11 x 2.17)**  
Good-sized single with windows to the rear aspect

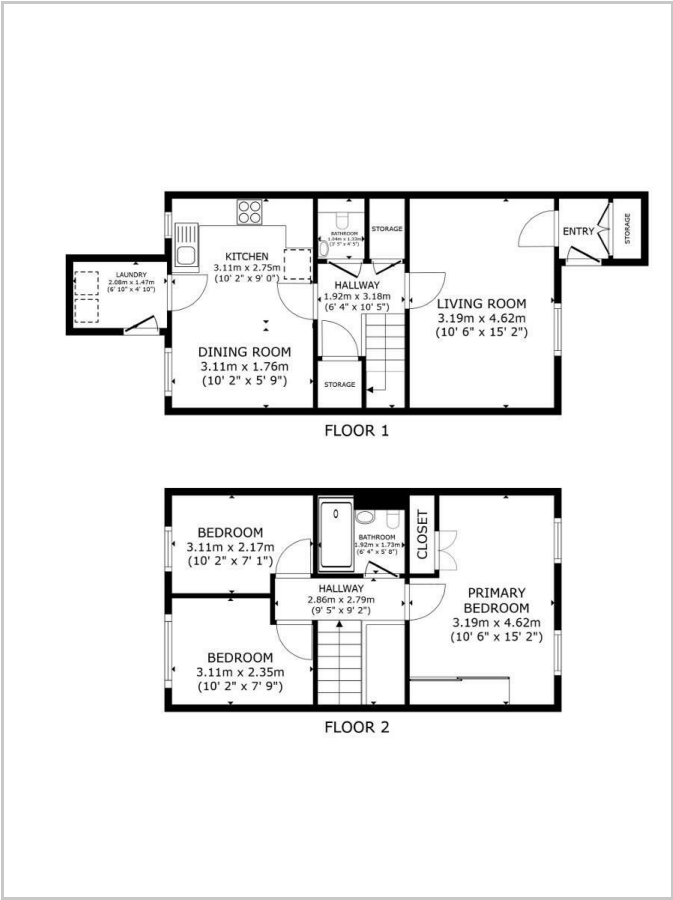
**Third Bedroom 10'2" x 7'8" (3.11 x 2.35)**  
Another substantial single with window to the front

**Shower Room 6'3" x 5'7" (1.92 x 1.72)**  
Fully tiled room with white pedestal hand wash basin; co-ordinating low-level wc and an oversized walk-in shower enclosure.

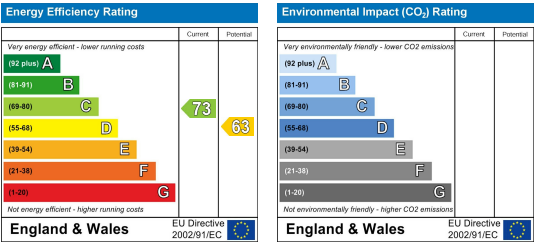
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.