



43 Corrofell Gardens, Gateshead, Tyne & Wear, NE10 0YQ

Offers Over £150,000





## Key features

- SEMI DETACHED HOUSE
- THREE DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- SEPERATE W.C.
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN WITH ARTIFICIAL TURF
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- VIEWING ADVISED



## Description

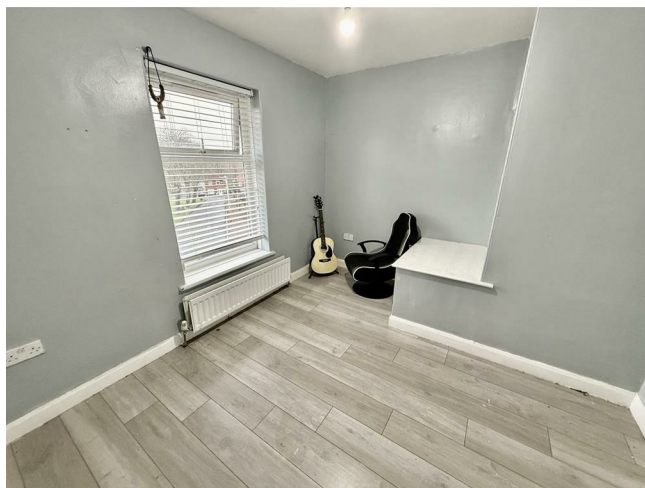
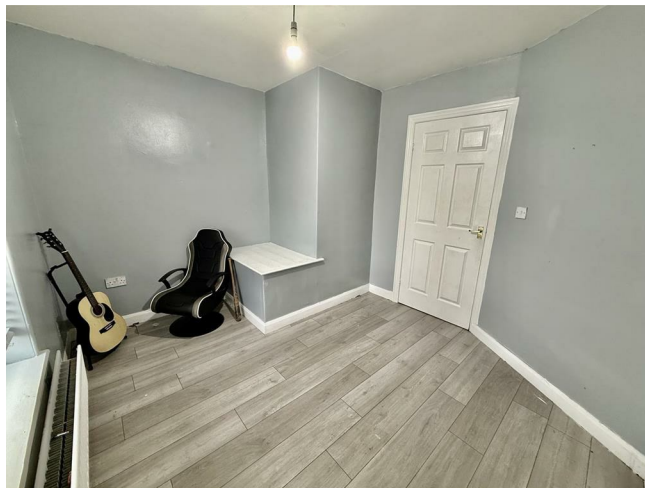
Welcome to this charming semi-detached house located in the desirable area of Corrofell Gardens, Gateshead. This delightful property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space. The well-proportioned reception room offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

One of the standout features of this home is the off-road parking, accommodating up to two cars, which is a rare find in this area. The property is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

The low maintenance garden provides a lovely outdoor space, perfect for enjoying the fresh air without the burden of extensive upkeep. This feature is particularly appealing for those with busy lifestyles or those who prefer to spend their time enjoying the outdoors rather than tending to a large garden.

Situated in a friendly neighbourhood, this semi-detached house is conveniently located near local amenities, schools, and transport links, making it an excellent choice for both families and professionals alike.

In summary, this property presents a wonderful opportunity to acquire a well-appointed home in a sought-after location. With its generous living space, practical features, and low maintenance requirements, it is sure to attract a variety of buyers. Do not miss the chance to make this lovely house your new home.



ENTRANCE HALL

LOUNGE  
19'2 x 12'9

KITCHEN  
9'8 x 9'4

LANDING

BEDROOM ONE  
11'1 x 9'8

BEDROOM TWO  
10'5 x 8'7

BEDROOM THREE  
10'5 x 8'7

W.C.  
4'5 x 2'4

BATHROOM  
6'2 x 6'1











## CONSERVATORY


13'9 x 9'3

EXTERNAL


## DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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