



12 Elder Gardens, Eighton Banks, Gateshead, Tyne & Wear, NE9 7EU

Offers Over £140,000



## Key features

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- EASY ACCESS TO A1
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN



## Description

Elder Gardens, Eighton Banks, Gateshead, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for those seeking a tranquil living space without compromising on accessibility.

The bungalow features a well-appointed reception room, providing a welcoming area for relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout.

One of the standout features of this property is the generous outdoor space, which includes areas to the front, side, and rear. This allows for a variety of outdoor activities, whether it be gardening, enjoying a morning coffee, or hosting summer barbecues with family and friends.

Situated with easy access to the A1, this location is perfect for commuters and those who enjoy exploring the wider region. The absence of an onward chain adds to the appeal, making this bungalow an attractive option for buyers looking to move in without delay.

In summary, this semi-detached bungalow in Elder Gardens presents a wonderful opportunity for comfortable living in a desirable location. With its two double bedrooms, ample outdoor space, and convenient transport links, it is a property not to be missed.



LOUNGE

17'10 x 11'2

KITCHEN

13'10 x 10'3

BEDROOM ONE

11'9 x 11'2

BEDROOM TWO

11 x 9'2

BATHROOM

7'8 x 6'2

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>		<b>80</b>
(55-68) <b>D</b>	<b>58</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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