



18 Meredith Gardens, Gateshead, Tyne & Wear, NE8 3EB

Offers Over £185,000



Key features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINING
- MODERN BATHROOM
- OFF STREET PARKING
- DETACHED GARAGE
- SOUTH FACING GARDEN
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



Description

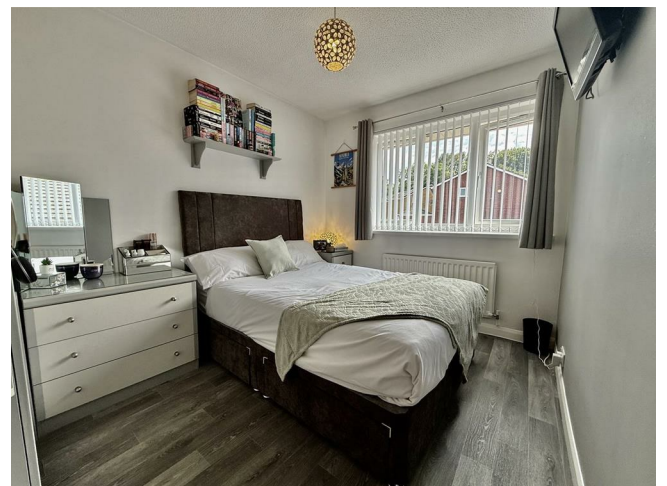
Nestled in the charming area of Meredith Gardens, Gateshead, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

The heart of the home is the spacious kitchen/diner, which is designed for both functionality and social gatherings. This area is perfect for family meals or hosting friends, ensuring that every occasion is memorable.

One of the standout features of this property is the south-facing garden, which basks in sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts or for simply enjoying the fresh air during the warmer months.

Additionally, the property includes a garage with a driveway, providing convenient parking for one vehicle and extra storage space.

Overall, this semi-detached house in Meredith Gardens is a wonderful opportunity for those looking to settle in a friendly neighbourhood, with all the amenities and comforts one could desire. Don't miss the chance to make this lovely house your new home.



ENTRANCE HALL

12 x 6'1

LOUNGE

15'6 x 13'4

KITCHEN/DINING

18'10 x 10'11

STAIRWAY/LANDING

BEDROOM ONE

13'8 x 12

BEDROOM TWO

13'7 x 9'9

BEDROOM THREE

8'11 x 7'1

BATHROOM

7'10 x 5'4








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) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

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