



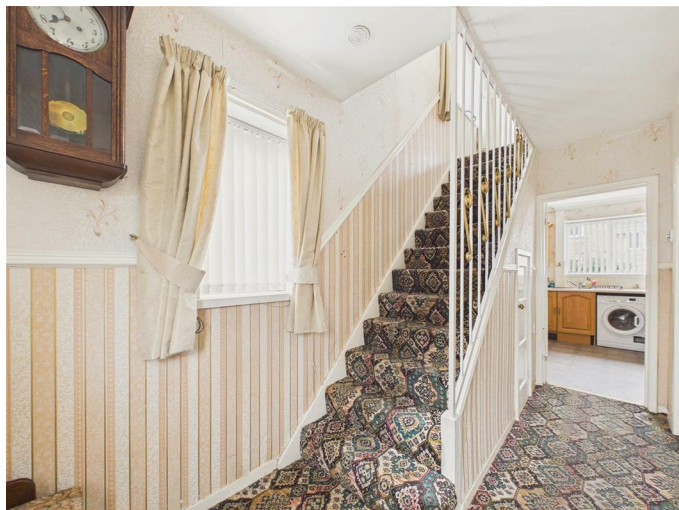
87 Southend Road, Gateshead, NE9 6XS

Offers Over £159,950

Located on the desirable Southend Road, this spacious semi-detached house presents an excellent opportunity for families seeking comfort and convenience. The property boasts a welcoming entrance hallway that leads into a generous lounge and dining area, complete with a charming feature fireplace and patio doors that seamlessly connect to the south-facing rear garden. This outdoor space is perfect for enjoying sunny days and offers additional storage with its outhouses. The well-appointed kitchen features an integrated oven, making it a practical space for culinary enthusiasts. Ascending to the first floor, you will find a landing equipped with built-in storage, three inviting bedrooms, including wardrobes to the main bedroom, and a modern shower room. Recent upgrades include a new central heating boiler installed in 2024, ensuring warmth and efficiency throughout the home. The property also benefits from a gated driveway at the front, providing off-street parking, along with gardens both at the front and rear, enhancing the overall appeal. Situated close to local amenities and excellent transport links, this home is ideally positioned for both convenience and community living.

Viewings are highly recommended to fully appreciate the charm and potential of this ideal family residence.

ENTRANCE HALLWAY



LOUNGE/DINING ROOM

23'5" x 11'5" red to 10'0" (7.16m x 3.48m red to 3.07m)



KITCHEN

10'0" x 8'3" (3.07m x 2.53m)



FIRST FLOOR LANDING



BEDROOM ONE

13'3" x 10'9" into alcoves (4.05m x 3.30m into alcoves)



BEDROOM TWO

10'9" x 10'7" (3.30m x 3.25m)



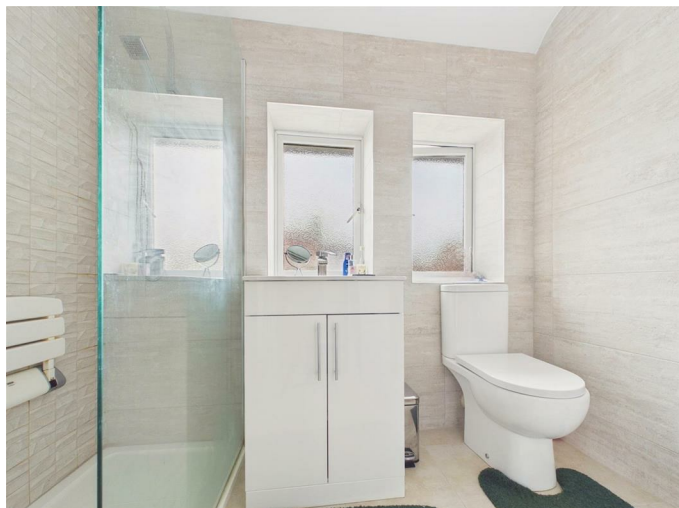
BEDROOM THREE

9'1" x 7'10" (2.79m x 2.41m)



SHOWER ROOM

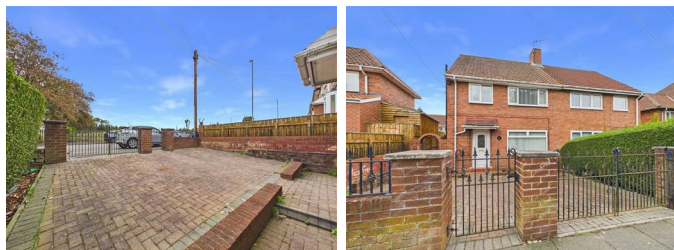
7'8" x 6'2" (2.35m x 1.88m)



EXTERNAL



GATED DRIVEWAY



Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

