



## 10A Wynbury Road, Gateshead, NE9 6TS

Offers Over £280,000

Immaculately presented detached bungalow situated on Wynbury Road within this popular, sought after location. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. The spacious accommodation comprises: entrance hallway with access into a boarded loft, which was used as a home office by the previous owners, living room with folding doors opening into the dining room which has open access into the kitchen with integrated appliances, and French doors opening into the conservatory. There are two double bedrooms, one with fitted furniture, and a bathroom with a four piece suite. The front garden is well maintained and there is a gated driveway and single garage providing ample off street parking. The rear garden is low maintenance and there is also a private paved patio area enjoying the South Westerly sunshine. Viewings are highly recommended to appreciate this lovely home.

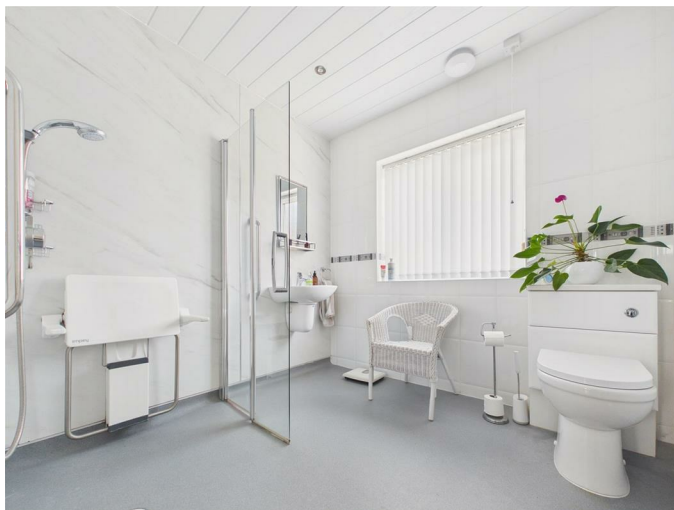
## ENTRANCE HALLWAY

14'5" x 6'5" (4.40m x 1.97m)



## WET ROOM

7'11" x 7'7" (2.42m x 2.33m)



## BEDROOM ONE

12'2" x 10'11" (3.72m x 3.35m)



## LOUNGE

14'0" x 12'4" (4.28m x 3.76m)



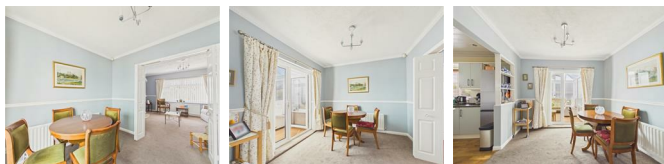
## BEDROOM TWO

12'3" x 10'10" (3.75m x 3.32m)



## DINING ROOM

9'10" x 9'3" (3.00m x 2.82m)



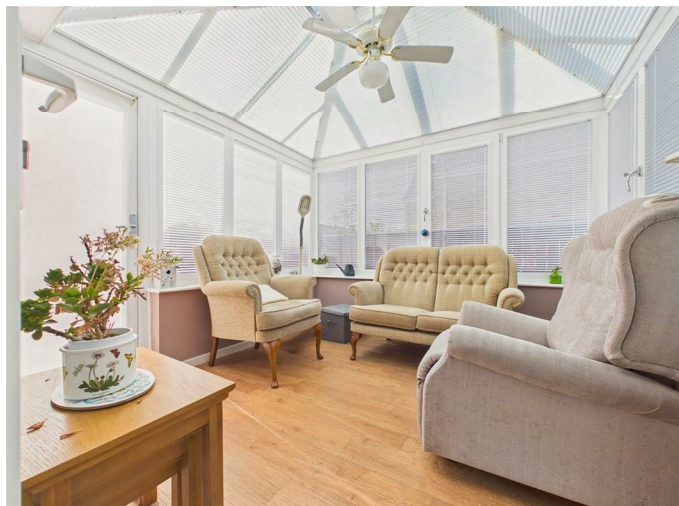
## KITCHEN

11'3" x 7'0" (3.45m x 2.15m)



## CONSERVATORY

9'4" x 9'4" (2.85m x 2.85m)



## EXTERNAL



## GATED DRIVEWAY



## GARAGE

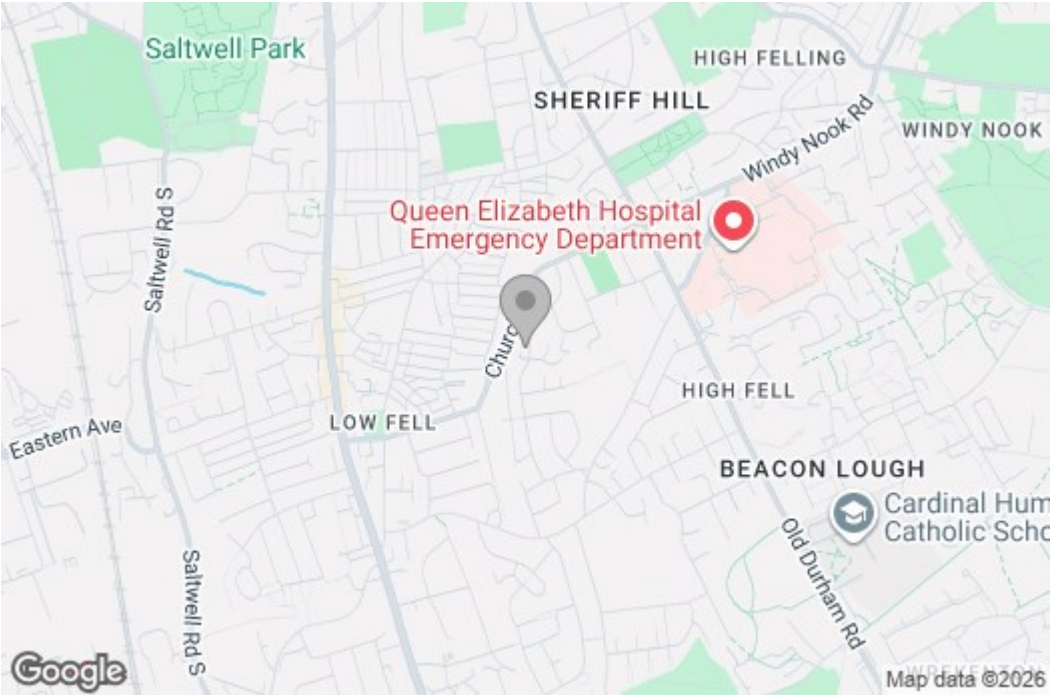


## Property disclaimer

**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

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

