



### 3 bed detached house to buy in

Nightingale Wynd, Springwell Village,  
Gateshead, Tyne and Wear, NE9 7FE

**£290,000** Offers Over

🏠 x3 🚗 x2 🚻 x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Detached House
- ✓ Three Bedrooms-Master En-Suite
- ✓ Gas Central Heating
- ✓ UPVC Double Glazing
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

Rarely available and offered with no upward chain, this beautifully presented stone faced three bedroom detached home is situated on a modern development within the ever popular Springwell Village and offers superb family living.

Ideally positioned for convenience, the property benefits from easy access to local amenities, excellent road links and regular bus routes providing straightforward public transport connections into Newcastle. The nearby A1(M) is just a short drive away, making for convenient commuting.

The home features UPVC double glazing, gas central heating and an integral garage. Internally the well appointed accommodation comprises a welcoming entrance hall, a spacious lounge, a modern kitchen diner, a utility room and a downstairs cloaks WC. To the first floor there are three well proportioned bedrooms including a master bedroom with en suite shower room, together with a contemporary family bathroom.

Externally there is a lawned garden to the front with a driveway leading to the integral garage, while to the rear a generous lawned garden provides an excellent outdoor space.

Early viewing is highly recommended to fully appreciate the quality and location of this fantastic home.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £290,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Entrance Hall

Composite door, stairs to the first floor, radiator.



## Lounge

3.00m x 3.80m (9'10" x 12'5")

UPVC double glazed window, radiator, plantation blinds



## Kitchen/Diner

4.90m x 2.70m (16'0" x 8'10")

Fitted in mocha wall and base units, with integrated fridge and freezer and integrated dishwasher, colour coordinated one and a half bowl sink and drainer, plinth heater, gas hob with extractor over, built in electric oven, UPVC double glazed window. To the dining area there is a radiator and UPVC double glazed double doors to the rear garden.



## Utility Room

1.70m x 1.70m (5'6" x 5'6")

Space for automatic washing machine and tumble drier, wall mounted combi boiler



## Cloaks/WC

Wall mounted wash basin, WC. heated towel rail



## First Floor Landing

Built in cupboard, radiator, loft access with loft ladder leading to a boarded loft



## Master Bedroom

4.10m x 3.00m (13'5" x 9'10")

UPVC double glazed window, radiator, door to the en-suite, fitted mirrored sliding wardrobes



## En-Suite

2.00m x 2.00m (6'6" x 6'6")

Tiled shower cubicle with mains fed shower, WC, pedestal wash basin, heated towel rail



## Bedroom Two

3.20m x 2.60m (10'5" x 8'6")

UPVC double glazed window, radiator, feature panelling to the walls



## Bedroom Three

3.40m x 2.80m (11'1" x 9'2")

(L'Shaped measurements to maximum) UPVC double glazed window, radiator



## Family Bathroom

1.70m x 2.00m (5'6" x 6'6")

Panelled bath, WC, pedestal wash basin, part tiled, heated towel rail, UPVC double glazed window



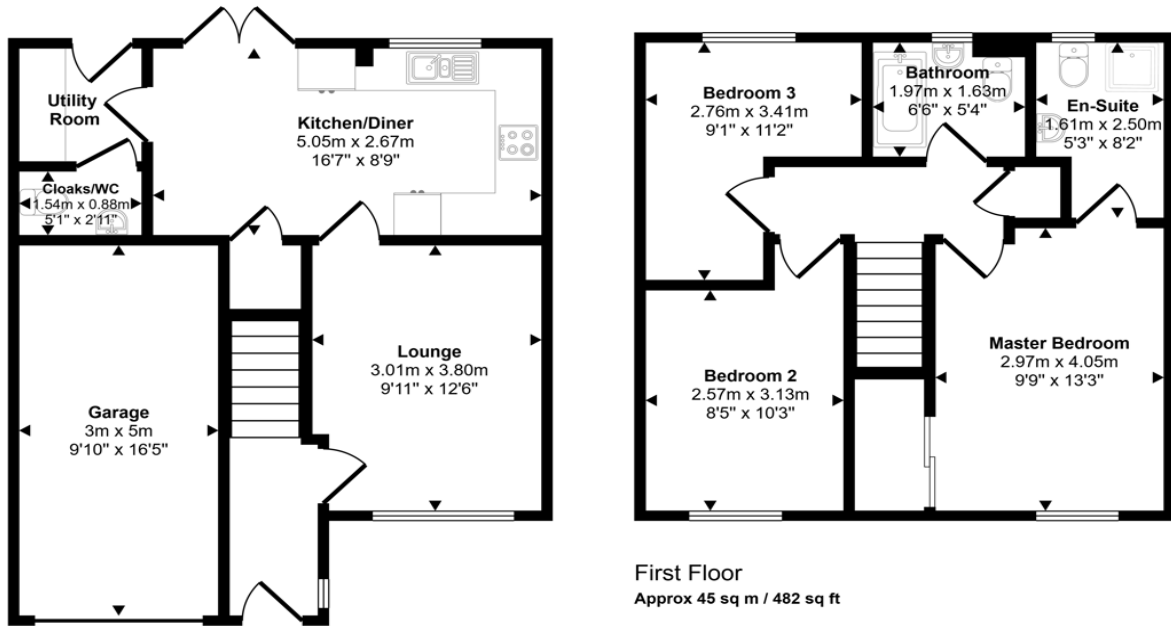
---

## External

Lawned garden to the front with driveway to an integral garage. To the rear there is a good sized lawned garden.



Approx Gross Internal Area  
96 sq m / 1037 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		93
(81-91) <b>B</b>	81	
(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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Nightingale Wynd, Springwell Village, Gateshead, Tyne and Wear, NE9 7FE

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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. Intending purchasers 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 any representation or warranty in respect of the property.

