





- Popular Residential Estate
- Semi Detached Home
- Two Double Bedrooms
- Off Street Parking
- Front and Rear Gardens
- Close To Metro
- Freehold
- Council Tax Band *B*
- Viewing Recommended
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/9JI-u1XakLg> ****

This charming, two-bedroom which was once a three bedroom, semi-detached home is located in the popular Hardwick Court, Gateshead. This property will appeal to a variety of buyers including first time, downsizers and buy to let investors.

The property is close to excellent transport links to Newcastle city centre, via the Metro and regular bus routes, and is also within easy reach of an abundance of local amenities.

Internally the property briefly comprises to the ground floor: - entrance hallway, lounge and a well -appointed kitchen with fitted units and access to the rear garden. To the first floor there are two double bedrooms (the second bedroom has been opened into what was originally the third bedroom and could be converted back) and there is a three-piece family bathroom/w.c. with shower over the bath. Further benefits include gas central heating, double glazing.

Externally, there is a garden and driveway to the front and also a garden to the rear with a patio area and lawn.

Early viewings come highly recommended. To book yours or for more information, please, call our Gateshead office on 0191 487 0800.

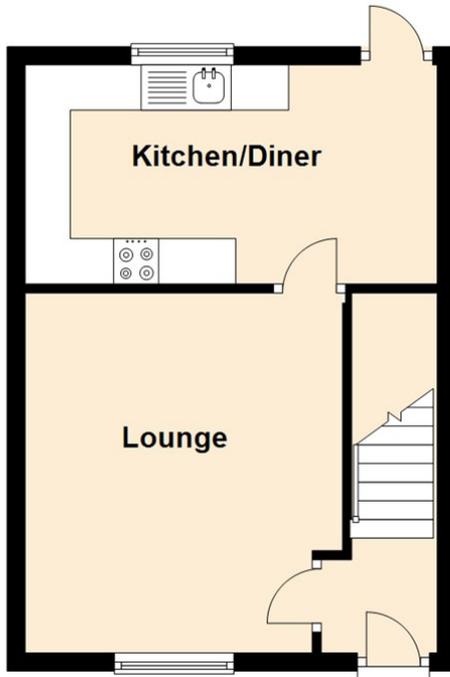
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

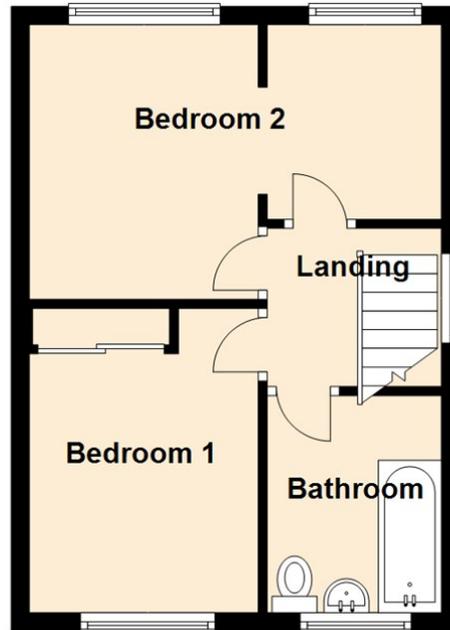
Council Tax band *B*



Ground Floor



First Floor



Lounge 13'0" x 11'7" (3.97 x 3.54)

Kitchen 15'0" x 7'11" (4.59 x 2.42)

Bedroom One 8'4" x 11'0" (2.56 x 3.37)

Bedroom Two 15'0" x 8'4" (4.59 x 2.56)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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