



### 3 bed detached house to buy in

Festival Park Drive, Festival Park,  
Gateshead, Tyne and Wear, NE11 9TT

# £230,000

🏠 x3 🚗 x2 🚗 x2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Three bedroom
- ✓ Detached house
- ✓ Ample parking
- ✓ Situated in the popular estate of festival park.
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Spacious three-bedroom detached house located in the sought-after Festival Park estate, conveniently situated near local amenities and excellent transport links.

This charming property features a driveway that can accommodate multiple vehicles, leading neatly to a garage. The master bedroom boasts a private en-suite adding a touch of luxury to your living space. The delightful garden at the rear provides a tranquil outdoor retreat.

Inside, the accommodation comprises; an inviting entrance porch, a comfortable lounge, a dining room perfect for entertaining and a well-appointed kitchen. The staircase leads to the first-floor landing, which offers a generously sized master bedroom with an en-suite, alongside two additional bedrooms and a family bathroom that serves the household.

Externally, you'll find a spacious garden to the rear, complemented by a driveway that ensures ample parking for residents and guests alike.

This property truly combines comfort and convenience, making it a perfect home for families.

Council Tax Band: C

Tenure: Freehold

Price: £230,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Entrance porch

1.70m x 1.05m (5'6" x 3'5")

Double-glazed door and a gas central heating radiator.

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## Lounge

3.29m x 4.45m (10'9" x 14'7")

Double glazed window and a gas central heating.

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## Dining room

3.36m x 2.62m (11'0" x 8'7")

Double-glazed French door and a gas central heating radiator.



## Kitchen

2.67m x 3.67m (8'9" x 12'0")

Double-glazed window, gas central heating radiator, sink unit with mixer tap, plumbed for washer, integrated dishwasher, electric oven, gas hob with an electric hood above, wall and base unit with roll-top work surfaces, and a double-glazed window.



## Landing



## Master bedroom

3.31m x 4.67m (10'10" x 15'3")

Double glazed window, fitted wardrobes and a gas central heating radiator heating radiator.



## En-suite shower room

Low-level W/C, shower cubicle, wash hand basin and double glazed window



## Bedroom two

3.90m x 2.52m (12'9" x 8'3")

Double-glazed window and a gas central heating radiator.



## Bedroom three

2.22m x 2.56m (7'3" x 8'4")

Double-glazed window and a gas central heating radiator.



## Bathroom

Low-level W/C, panelled bath, wash hand basin, double-glazed window and a gas central heating radiator.



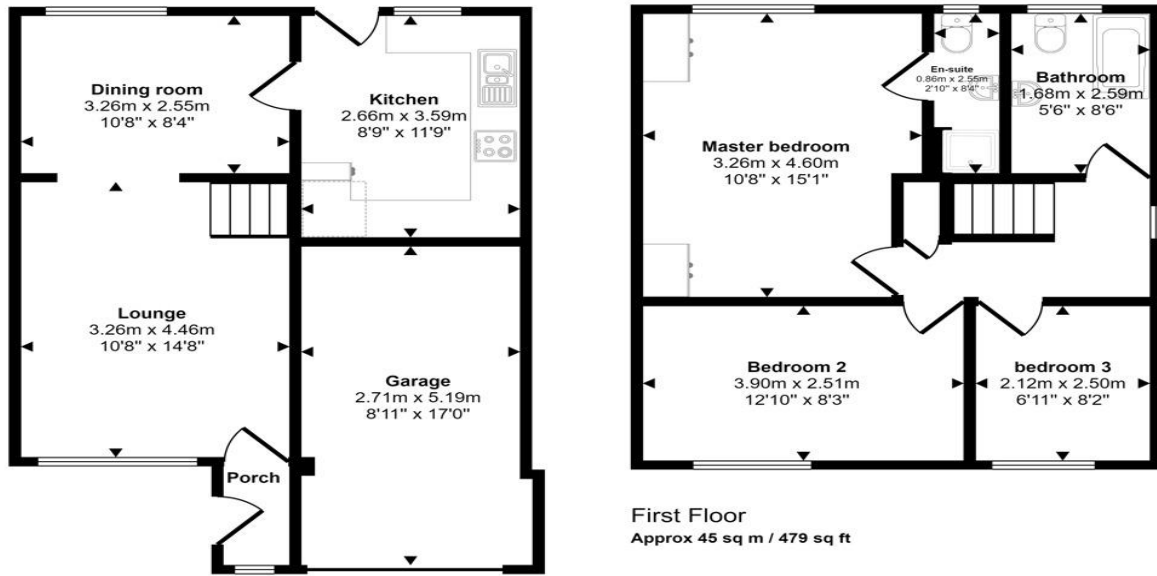
## Rear garden



## Driveway and Garage

ample parking

Approx Gross Internal Area  
95 sq m / 1020 sq ft



Ground Floor  
Approx 50 sq m / 541 sq ft

Denotes head height below 1.5m

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>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(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	

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