



## 1 Ferndown Court, Gateshead, NE10 8EB

**Offers Over £200,000**

A rare opportunity to secure a well-positioned bungalow on a notably larger-than-average plot, offering generous gardens, excellent outdoor space, and superb potential to create a modern home.

Occupying an enviable plot, this well-maintained two-bedroom bungalow offers an abundance of outdoor space rarely found with similar properties in the area. With mature gardens to the front and rear, a private patio, and a garage with driveway, the property provides both immediate comfort and exciting scope for further improvement.

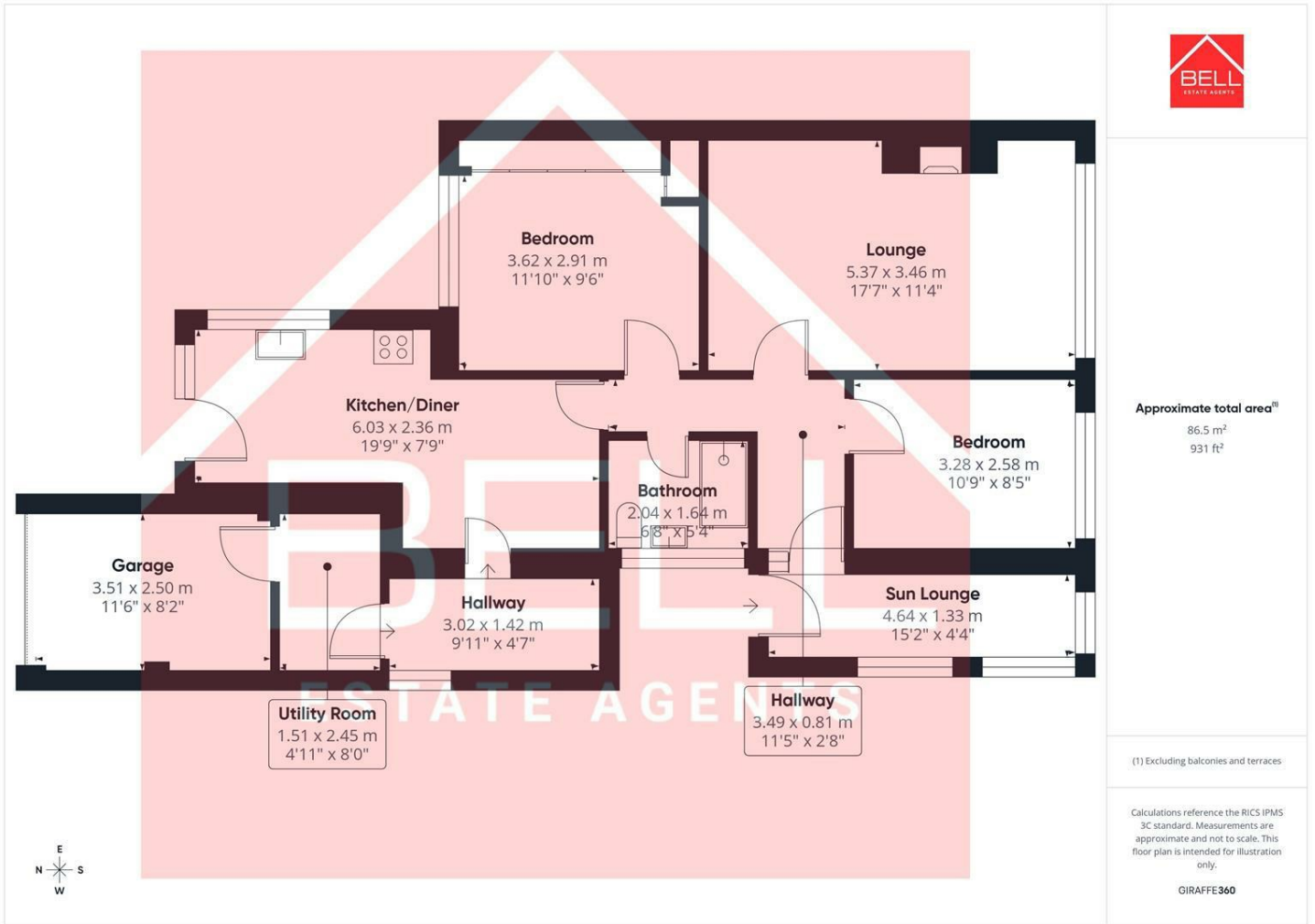
Internally, the home is neatly presented and has clearly been well cared for over the years. A welcoming entrance lobby leads into a central hallway, providing access to all principal rooms. The lounge is particularly spacious and filled with natural light, creating a comfortable and relaxing living space.

The kitchen/diner is well-proportioned, offering ample room for both cooking and dining, with access through to a useful utility area and onward to the garage. This layout presents excellent potential for modernisation or reconfiguration, subject to the necessary permissions.

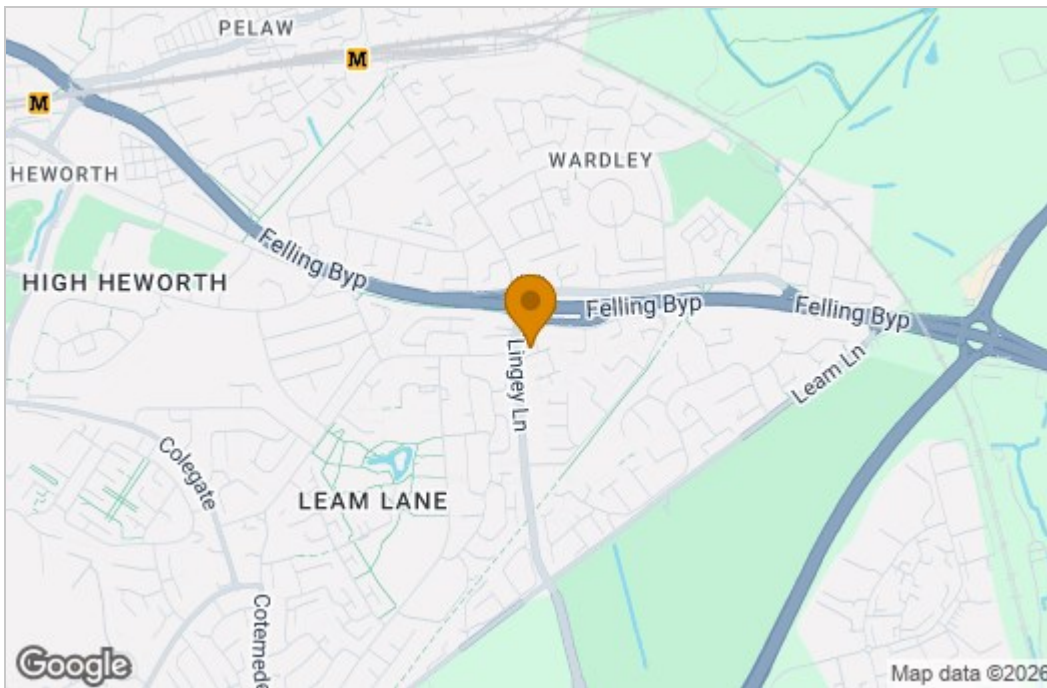
There are two well-sized bedrooms, including a generous main bedroom, along with a centrally located bathroom for convenience.



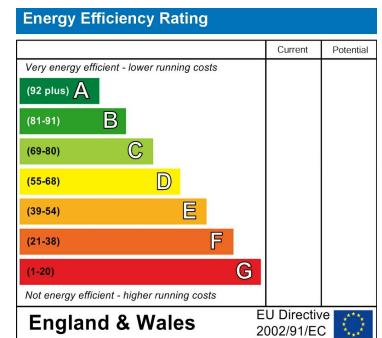
## Floor Plan



## Area Map



## Energy Efficiency Graph



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