



1 St. Helens Crescent, Gateshead, NE9 6DH

Offers In Excess Of £392,000

Welcome to 1 St Helen's Crescent, a stunning house located in the highly sought-after central Low Fell. Situated on this lovely and desirable street, this beautifully appointed four-bedroom home is truly a gem. Upon entering through the inviting entrance lobby, you are welcomed into the grand reception hallway, setting the stage for the elegance and charm that awaits. The lounge is a comfortable and inviting space, perfect for relaxation and entertaining. The dining area seamlessly flows into the stylish extended kitchen, creating an open and spacious atmosphere that is ideal for modern family living. This house has been thoughtfully extended, making it an amazing family home. The ground floor offers an additional playroom or third reception room, providing versatile space for various needs. The playroom leads through to an extended utility room and ground floor WC which add to the convenience and functionality of the property. Upstairs, a landing leads to four well-appointed bedrooms, one of the bedrooms features an en-suite shower room/WC, providing a private and luxurious space. In addition, there is a beautiful main bathroom that exudes style and sophistication. The house boasts double glazing and gas central heating, ensuring comfort and energy efficiency throughout the seasons. The heating is provided via radiators and a combi boiler, offering convenience and control. Outside, the property features a westerly facing garden to the rear, allowing you to enjoy the sunsets and create wonderful outdoor memories. The lawned garden provides a delightful space for outdoor activities, gardening, or simply unwinding after a long day. With a two-car driveway, parking will never be a concern, providing ample space for your vehicles and guests. The location of St Helen's Crescent ensures easy access to a range of local amenities, including shops, schools, and transport links, making it a highly convenient and desirable place to call home. FREEHOLD.

ENTRANCE LOBBY

RECEPTION HALLWAY

14'3" x 12'6" (4.36 x 3.83)



GROUND FLOOR WC

5'2" x 3'5" (1.60 x 1.05)



LOUNGE

14'6" x 12'6" (4.43 x 3.83)



FIRST FLOOR



DINING ROOM / KITCHEN

15'1" x 18'2" (4.62 x 5.55)



FAMILY BATHROOM/WC

8'3" x 7'10" (2.54 x 2.41)



EXTENDED PLAYROOM / THIRD RECEPTION ROOM

16'7" x 6'7" (5.06 x 2.02)



EXTENDED UTILITY ROOM

6'7" x 16'7" (2.02 x 5.06)

BEDROOM ONE

16'0" x 12'5" (4.88 x 3.80)



BEDROOM TWO

11'4" x 11'8" (3.47 x 3.58)



BEDROOM THREE

9'4" x 7'0" (2.85 x 2.14)



BEDROOM FOUR EXTENDED

15'3" x 6'7" (4.67 x 2.01)



EN SUITE SHOWER ROOM/WC

7'6" x 6'7" (2.30 x 2.01)



EXTERNAL



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.

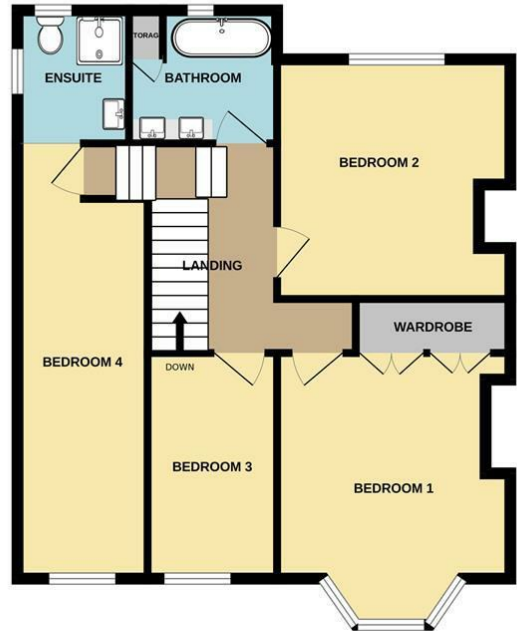
Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

GROUND FLOOR



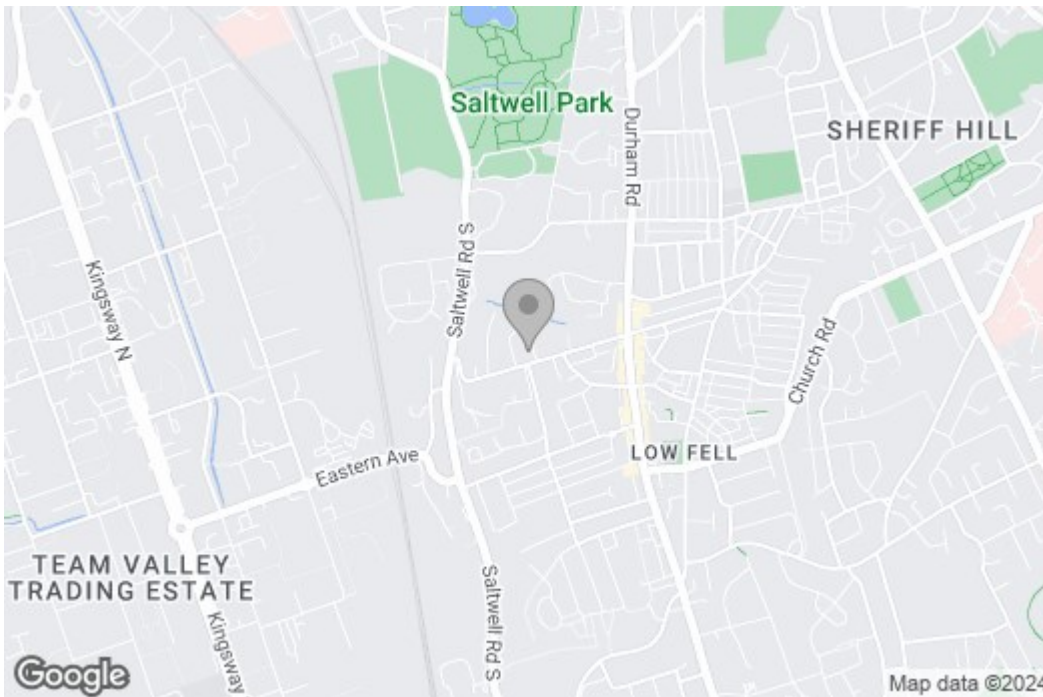
1ST FLOOR



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.