



14. Musgrave Road, Gateshead, NE9 5TA

Offers Over £245,000

Located in the highly sought-after area of Low Fell, this immaculately presented terraced house on Musgrave Road offers a perfect blend of comfort and style. With two reception rooms, this charming property is ideal for both relaxation and entertaining. Upon entering, you are greeted by a welcoming hallway adorned with stripped flooring, leading you into the spacious living room. Here, a stunning limestone fireplace with a living flame gas fire creates a warm and inviting atmosphere. The adjoining dining room features a delightful fireplace and both rooms are enhanced by elegant plantation shutters, allowing for a touch of sophistication and privacy. The well-appointed kitchen boasts an integrated eye-level oven, making it a joy for any home cook. A half landing provides access to the bathroom, while the first floor landing offers convenient loft access, which is fully floored for additional storage. This home features two generous double rooms. One bedroom is equipped with fitted wardrobes and presents lovely views, while the other provides access to a charming paved balcony, perfect for enjoying the outdoors. For added convenience, the property includes a garage with an electric roller shutter door. The enclosed yard to the rear offers a private outdoor space, ideal for relaxation. This property is a true gem in a popular location, and viewing is essential to fully appreciate all it has to offer. Don't miss the opportunity to make this delightful house your new home.

ENTRANCE HALLWAY



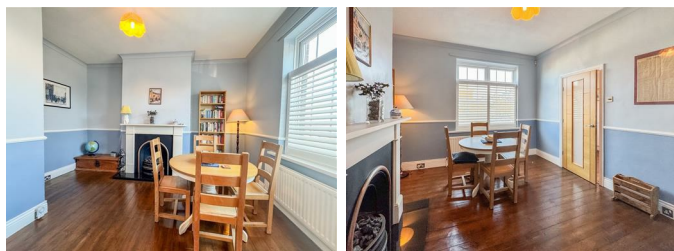
LIVING ROOM

16'11" x 12'5" (5.16m x 3.79m)



DINING ROOM

14'2" into recess x 11'10" (4.32m into recess x 3.62m)



KITCHEN

8'5" x 8'1" (2.57m x 2.48m)



HALF LANDING



BATHROOM

8'2" x 7'11" (2.51m x 2.43m)



FIRST FLOOR LANDING



BEDROOM ONE

4.31M X 3.43M



BEDROOM TWO

14'0" into recess x 11'1" (4.29m into recess x 3.40m)



EXTERNAL



GARAGE

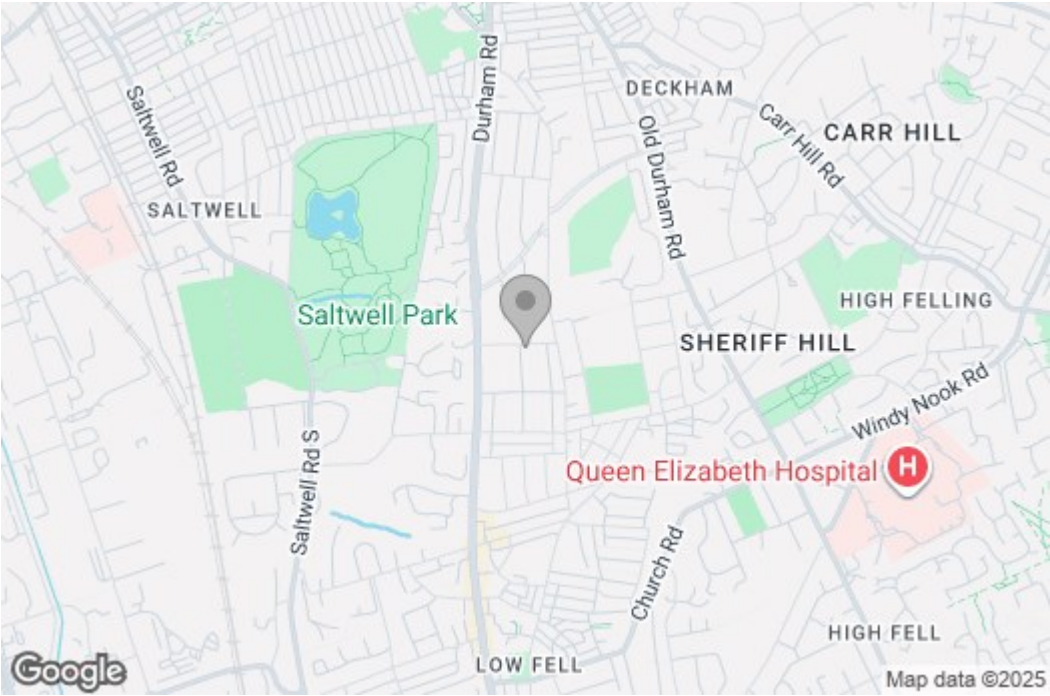
14'10" x 11'4" (4.54m x 3.47m)

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

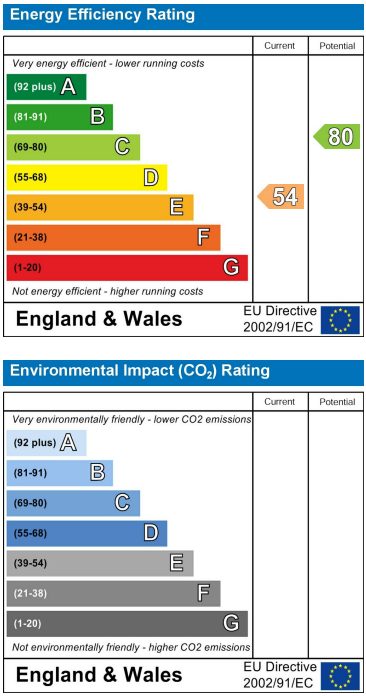
Area Map



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.

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Energy Efficiency Graph



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