



14 August Courtyard, North Side, Gateshead, NE8 2DL

£250,000

Nestled in the charming August Courtyard on the historic Staithes Estate, this delightful terraced house offers a perfect blend of comfort and convenience. With its prime location, residents will find themselves just a stone's throw away from local cafes and excellent transport links, making it an ideal choice for families and professionals alike. This spacious property boasts two well-appointed reception rooms, providing ample space for relaxation and entertaining. The ground floor features a handy w/c, a generous living/dining room that opens through French doors to a lovely rear garden, and an open-plan kitchen equipped with an integrated oven, perfect for culinary enthusiasts. As you ascend to the first floor, you will discover a welcoming landing that leads to a bright family room, complete with a charming Juliet balcony that invites natural light. This floor also houses a family bathroom and a comfortable double bedroom, ensuring that guests or family members have their own private space. The second floor is dedicated to the main bedroom, which benefits from an en-suite bathroom, offering a touch of luxury and privacy. Additionally, two further bedrooms on this level provide flexibility for family living or home office use. With the current vendor having purchased the freehold, this property presents a fantastic opportunity for those seeking a long-term home in a vibrant community. The spacious accommodation throughout ensures that every member of the household can enjoy their own space, making this terraced house a truly inviting place to call home.

ENTRANCE HALLWAY

GROUND FLOOR W/C

LIVING/DINING ROOM

16'4" x 14'11" (5.00m x 4.55m)



KITCHEN

15'3" x 9'0" (4.66m x 2.76m)



FIRST FLOOR LANDING

SNUG/FAMILY ROOM

16'4" x 10'7" (4.98m x 3.23m)



FAMILY BATHROOM

11'11" x 5'2" (3.65m x 1.58m)

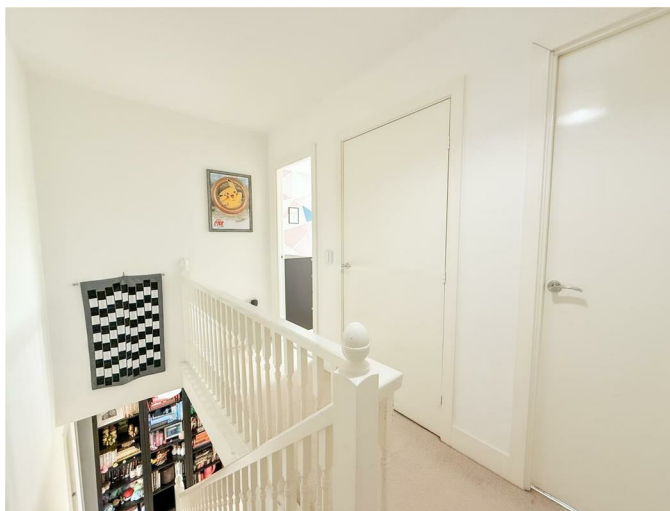


BEDROOM TWO

11'8" x 10'10" (3.56m x 3.31m)



SECOND FLOOR LANDING



BEDROOM ONE

16'4" x 10'5" (4.99m x 3.20m)



EN-SUITE

8'9" x 4'3" (2.67m x 1.30m)



BEDROOM THREE

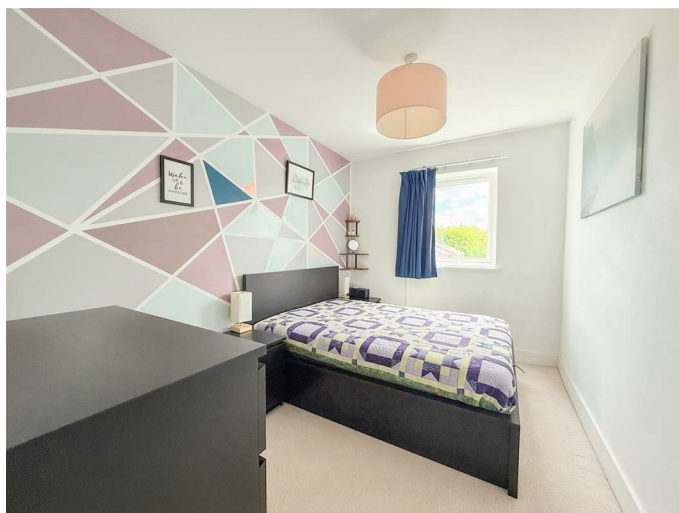
11'11" x 8'0" (3.65m x 2.45m)



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.

BEDROOM FOUR

11'6" x 6'6", 157'5" (3.51m x 2.48m)



EXTERNAL

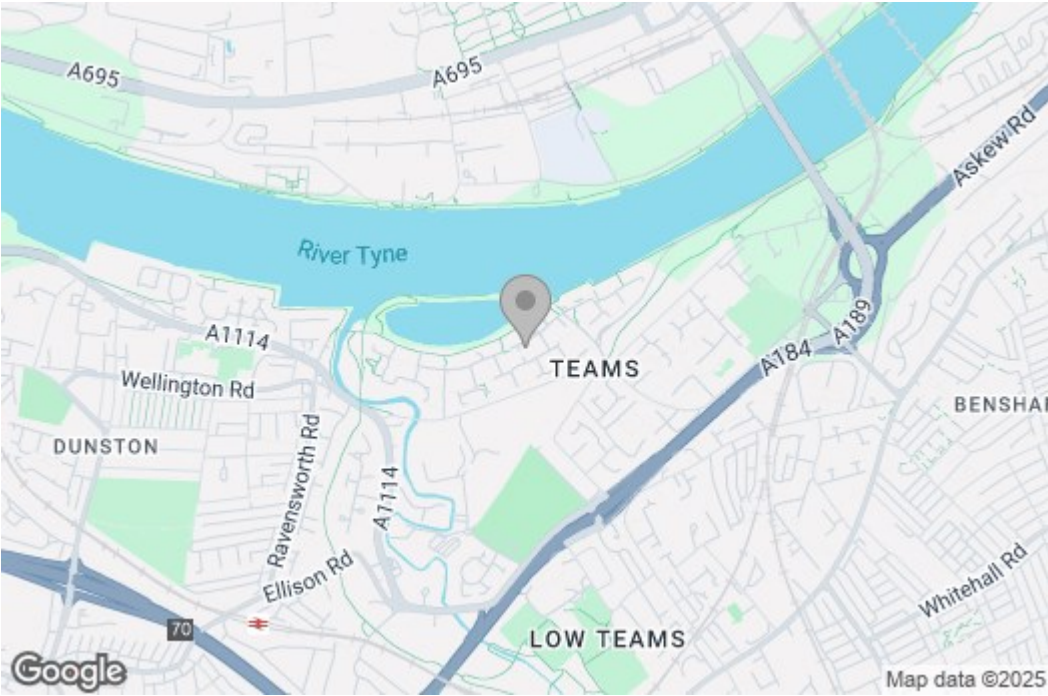


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IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, 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

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.

Energy Efficiency Graph

