



14 Beaconsfield Avenue, Gateshead, NE9 5XT

£350,000

Welcome to Beaconsfield Avenue, a stunning Victorian terraced home located in the desirable area of Low Fell. This beautifully presented property has been thoughtfully extended and improved over recent years, making it an ideal choice for families seeking a blend of classic charm and modern convenience. As you enter, you are greeted by an inviting entrance vestibule that leads into a spacious reception hallway, adorned with a lovely strip wood floor that flows seamlessly throughout the ground floor. The lounge is a true highlight, featuring a charming fireplace that serves as a focal point, complemented by ornate coving and a ceiling rose that reflect the home's period character. Double doors open from the lounge into a delightful dining room, which boasts another fireplace and open staircase leading to the first floor, creating a sense of space and connectivity. The ground floor continues to a stylish kitchen with built in appliances, solid worktops and a seating peninsular that overlooks a sun room with sliding doors out to the rear garden which has been decked to provide a seating area. As you continue to the first floor there is a family bathroom on the half landing and two spacious bedrooms off the main landing. Moving to the second floor there are a further two bedrooms and a convenient shower room. The layout is both practical and appealing, ensuring that each room is filled with natural light and warmth. Situated in a sought-after location, this terraced home is within easy reach of local amenities, schools, and parks, making it perfect for families. With its blend of period features and modern enhancements, this home presents a wonderful opportunity to own a piece of history while enjoying contemporary living. This property is not to be missed, and we invite you to come and experience its charm for yourself.

ENTRANCE VESTIBULE

RECEPTION HALLWAY

LOUNGE

18'3" x 13'10" (5.57 x 4.23)



DINING ROOM

18'1" x 14'3" (5.52 x 4.35)



KITCHEN

17'0" x 15'1" max measure with sun room (5.20 x 4.60 max measure with sun room)



SUN ROOM



ACCOMMODATION FIRST FLOOR



BATHROOM/ W.C



BEDROOM ONE

18'2" x 14'4" (5.55 x 4.38)



BEDROOM TWO

14'3" x 10'11" (4.35 x 3.33)



BEDROOM FOUR

11'5" x 10'1" (3.48 x 3.09)



ACCOMMODATION SECOND FLOOR



SHOWER ROOM/ W.C



BEDROOM THREE

17'1" x 10'1" (5.21 x 3.08)



EXTERNAL



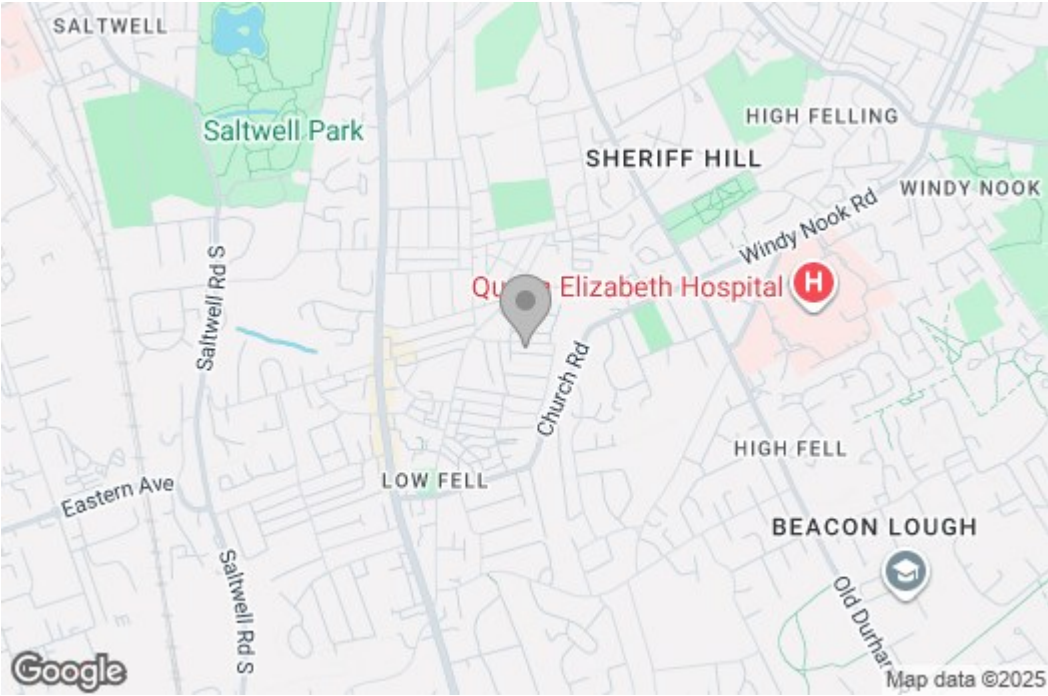
Property disclaimer

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

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

