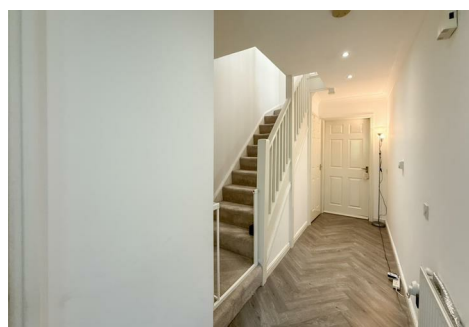


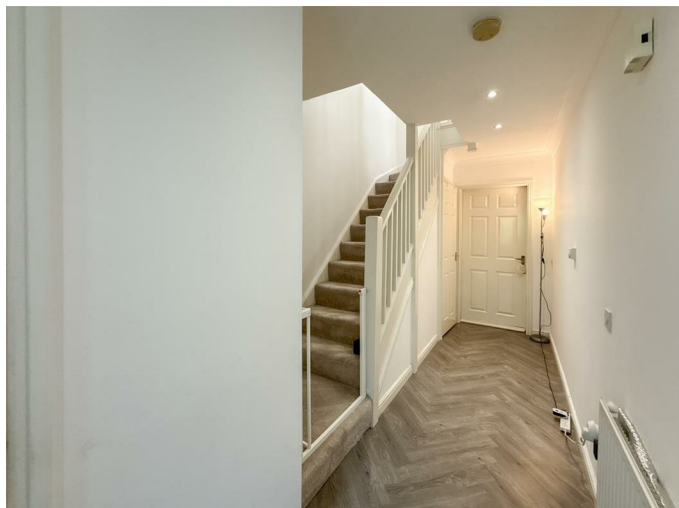


22 St. Cuthberts Road, Gateshead, NE8 2LX

Offers Over £220,000

We are delighted to welcome to the market this well-presented and spacious three-bedroom semi-detached home, ideally located on the ever-popular St Cuthberts Road within the sought-after Windmill Hills area of Gateshead. Arranged over three floors, this modern family home offers versatile living accommodation and is perfectly suited to a range of buyers. The ground floor benefits from an integral garage with storage and a convenient WC, providing practical and secure space. To the first floor, the generous living room features a French window with a Juliette balcony, flooding the space with natural light and offering elevated views. The modern kitchen diner is fitted with a range of contemporary units and benefits from French doors opening directly onto the rear garden, perfect for entertaining and family living. The top floor comprises three well-proportioned bedrooms. The master bedroom enjoys the added luxury of an en suite shower room and a built-in wardrobe. A stylish family bathroom serves the remaining bedrooms. Externally, the property boasts gardens to both the front and rear. The enclosed rear garden offers a private and secure outdoor space, ideal for relaxing or entertaining during the warmer months. Early viewing is highly recommended to fully appreciate the accommodation and location on offer—ideally placed for easy access to local amenities, excellent transport links, and Gateshead town centre.

ENTRANCE HALLWAY



LIVING ROOM

16'0" x 15'7" (4.90m x 4.77m)



DINING KITCHEN

16'0" x 11'4" (4.90m x 3.47m)



GROUND FLOOR W/C



DECKED SUN TERRACE

SECOND FLOOR LANDING



GARAGE/STORE ROOM

28'2" x 8'3" extd to 16'1" (8.60m x 2.53m extd to 4.91m)

FIRST FLOOR LANDING



BEDROOM ONE

12'10" x 10'11" (3.93m x 3.34m)



EN-SUITE SHOWER ROOM



BEDROOM TWO

9'2" x 8'9" (2.80m x 2.68m)



BEDROOM THREE

8'5" x 6'11" (2.59m x 2.13m)



FAMILY BATHROOM

6'11" x 5'11" (2.13m x 1.81m)



EXTERNAL

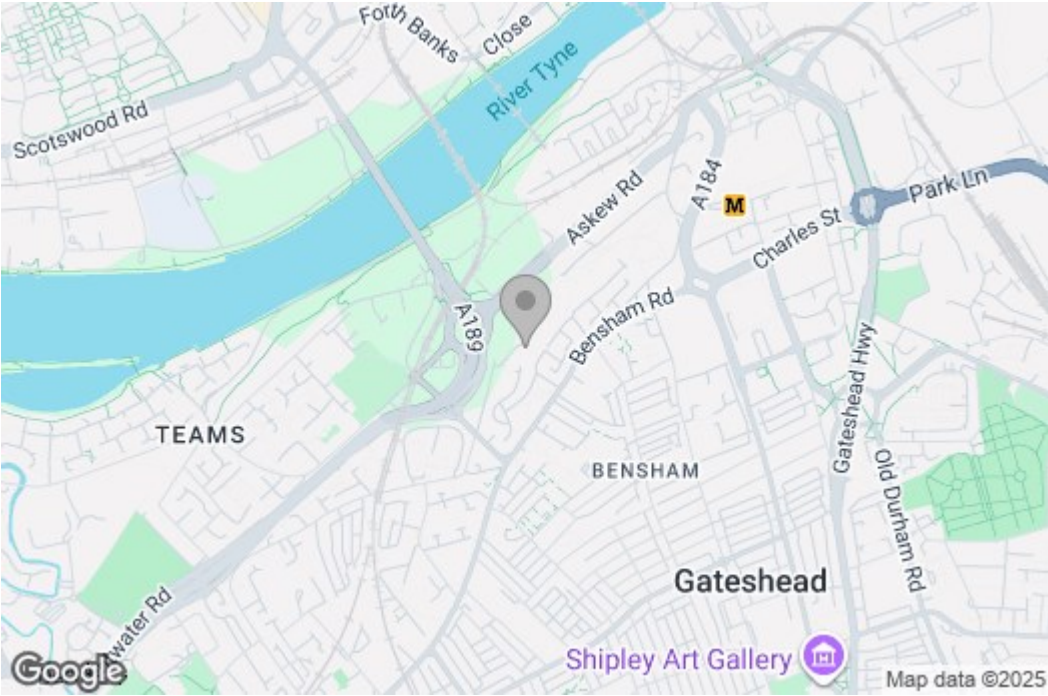


Property disclaimer

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 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

