

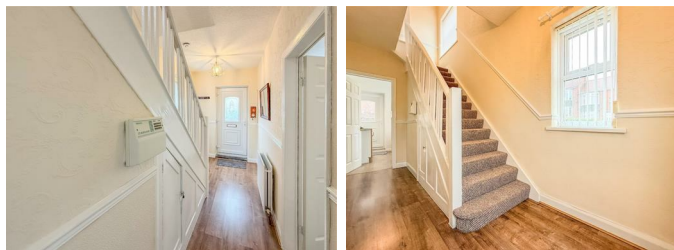


22 Highfield Road, Gateshead, NE8 3SE

£140,000

Nestled on the desirable Highfield Road, this charming semi-detached house presents a wonderful opportunity for families seeking a spacious and well-maintained home. Having been cherished by the same family for over fifty years, this property boasts a fantastic corner plot that enhances its appeal. Upon entering, you are greeted by a generous living room featuring a delightful bay window and a characterful fireplace, creating a warm and inviting atmosphere. The dining room, also adorned with a feature fireplace, provides an ideal space for family gatherings and entertaining guests. The kitchen is practical and includes an under-stairs pantry, perfect for additional storage. The first floor landing leads to three well-proportioned bedrooms, with the main bedroom offering stunning views through its bay window. The bathroom is conveniently located to serve all bedrooms, ensuring comfort and accessibility. Recent updates include the replacement of external doors and most windows in November 2023, along with a new boiler installed in April 2025, providing peace of mind for future homeowners. The property is surrounded by beautifully maintained gardens to the front, side, and rear, featuring mature borders that add to the charm of the outdoor space. A gravelled driveway to the side offers convenient off-street parking. This lovely home is a true gem, and viewing is essential to fully appreciate the potential it holds. Whether you are looking to settle down or invest, this property is sure to meet your needs and exceed your expectations.

ENTRANCE HALLWAY



LIVING ROOM

12'10" into bay x 11'5" into alcoves (3.92m into bay x 3.50m into alcoves)



DINING ROOM

11'10" x 10'1" (3.63m x 3.09m)

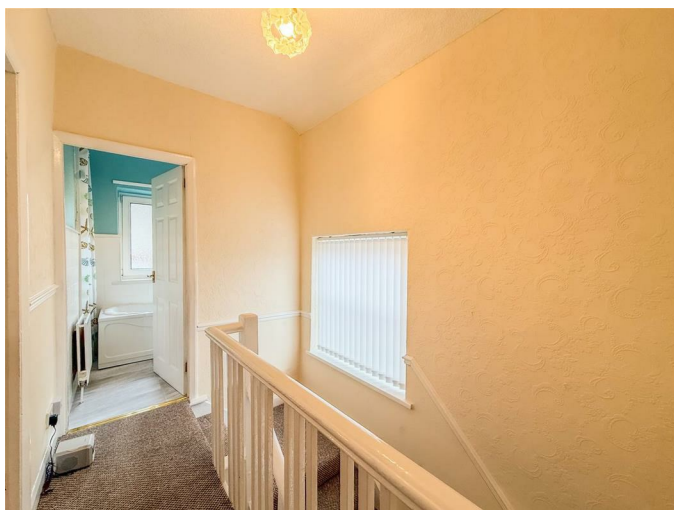


KITCHEN

9'1" x 6'11" (2.77m x 2.11m)



FIRST FLOOR LANDING



BEDROOM ONE

13'11" into bay x 11'4" (4.25m into bay x 3.47m)



BEDROOM TWO

11'10" x 11'10" (3.62m x 3.62m)



BEDROOM THREE

8'8" x 8'2" (2.65m x 2.51m)



BATHROOM

6'3" x 6'1" (1.93m x 1.87m)



EXTERNAL

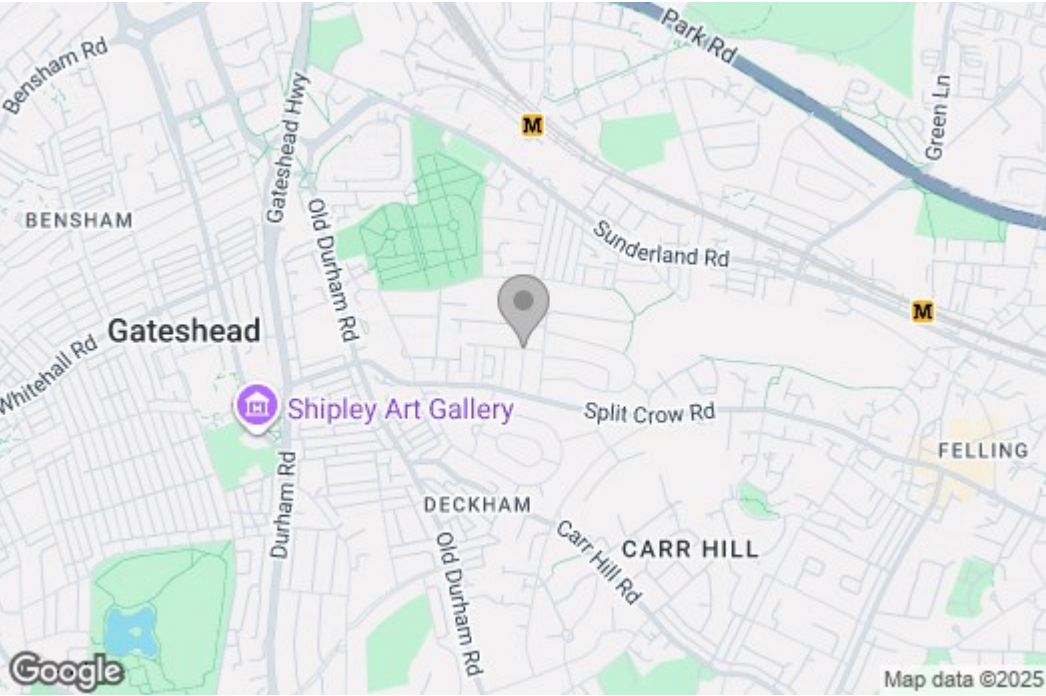


Property disclaimer

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

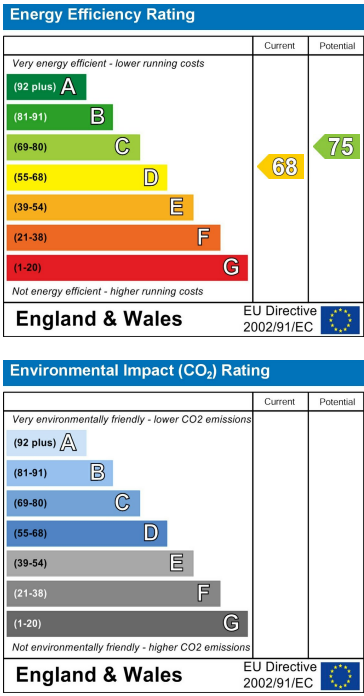
Area Map



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.

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Energy Efficiency Graph



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