



## 31 Primrose Hill, Gateshead, NE9 5XP

Offers Over £260,000

Nestled in the highly desirable area of Primrose Hill, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts spacious accommodation throughout, ensuring comfort and practicality for modern living. Upon entering, you are welcomed into a generous living room, featuring a delightful recess to the chimney breast, perfect for creating a cosy atmosphere. The well-appointed kitchen comes complete with integrated appliances, making meal preparation a pleasure. Additionally, a handy utility room and a convenient ground floor w/c enhance the functionality of the home. The first floor comprises a well-designed landing leading to three inviting bedrooms. The main bedroom offers ample space, while the two additional bedrooms provide versatility for family, guests, or a home office. One of the bedrooms features a charming cast iron fire surround, adding character and warmth to the space. The family bathroom is thoughtfully designed, catering to the needs of the household. Externally, the property benefits from a driveway at the front, equipped with an electric charge point for electric vehicles. The low-maintenance rear garden is a delightful retreat, complete with bi-folding gates that offer extra secure parking, ensuring peace of mind. With lovely outlooks and views, this home is a true gem in a sought-after location. Viewing is highly recommended to fully appreciate the charm and potential this property has to offer.

## ENTRANCE HALLWAY



## LIVING ROOM

17'7" x 13'11" into recess (5.37m x 4.25m into recess)



## KITCHEN

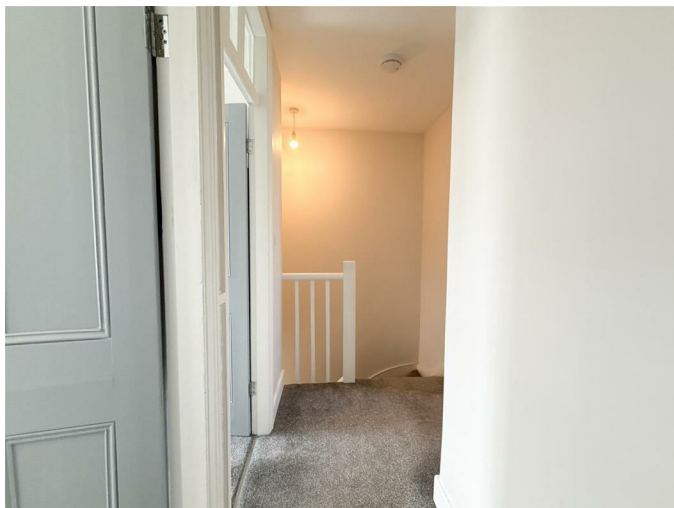
13'5" x 7'10" (4.09m x 2.41m)



## UTILITY ROOM

## GROUND FLOOR W/C

## FIRST FLOOR LANDING



## MAIN BEDROOM

3.50M X 3.05M



## BEDROOM TWO

11'9" x 9'3" (3.60m x 2.82m)





### BEDROOM THREE

11'10" x 7'10" (3.63m x 2.41m)

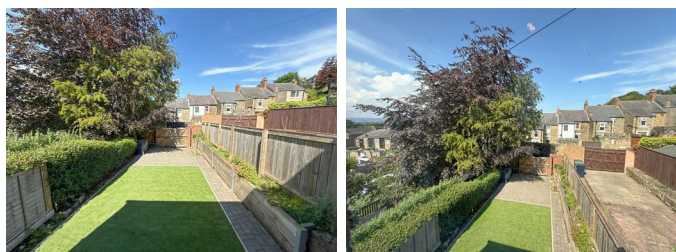


### BATHROOM

6'10" x 6'9" (2.10m x 2.07m)



### EXTERNAL



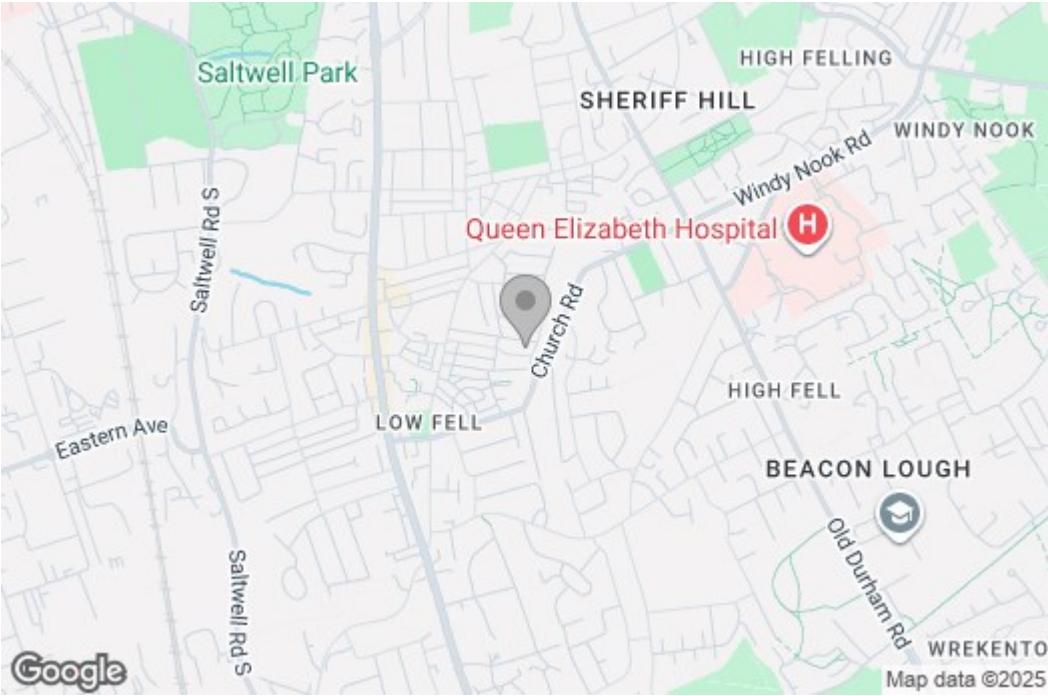
### DRIVEWAY WITH ELEC CHARGE POINT

#### 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

