



761 Durham Road, Gateshead, NE9 6PD

£395,000

Nestled on the desirable Durham Road, this exceptional semi-detached house offers a perfect blend of space, comfort, and charm. Built by the renowned Stanley Thompson, the property boasts an impressive layout that is sure to cater to the needs of modern family living. Upon entering, you are greeted by a grand entrance hallway that features a convenient walk-in cloakroom. The spacious living room is a highlight, complete with a striking feature fireplace and a bay window that floods the room with natural light. Adjacent to this, the dining room also showcases a feature fireplace and benefits from French doors that lead into a delightful conservatory, creating an ideal space for entertaining or relaxing with family. The breakfasting kitchen is thoughtfully designed with luxury vinyl flooring, providing a practical yet stylish area for culinary pursuits. Ascending to the first floor, you will find the main bedroom, which is generously proportioned and features fitted wardrobes along with a bay window that offers stunning views. Three additional well-sized bedrooms are also present, two of which come with built-in wardrobes, ensuring ample storage for all. Completing the first floor are a family bathroom and a separate w/c, enhancing the convenience of this splendid home. Outside, the property benefits from a driveway that provides ample off-street parking, a garage, and a rear garden that is predominantly laid to lawn with mature borders, perfect for outdoor enjoyment. This property is truly a gem, and viewings are essential to fully appreciate the potential and spacious accommodation on offer. Whether you are looking for a family home or a property with room to grow, this house on Durham Road is not to be missed.

ENTRANCE HALLWAY

17'5" x 7'10" (5.33m x 2.39m)



LIVING ROOM

17'3" x 13'4" (5.27m x 4.07m)



DINING ROOM

15'8" x 13'1" (4.80m x 4.01m)



CONSERVATORY

10'3" x 9'0" (3.13m x 2.76m)



BREAKFASTING KITCHEN

17'3" x 11'8" red to 7'1" (5.26m x 3.57m red to 2.16m)



REAR HALLWAY

FIRST FLOOR LANDING



BEDROOM ONE

17'4" into bay x 12'2" (5.29m into bay x 3.73m)



BEDROOM TWO

16'2" x 10'0" (4.93m x 3.05m)



BEDROOM THREE

11'6" x 8'5" (3.53m x 2.58m)



BEDROOM FOUR

8'9" x 7'10" (2.67m x 2.41m)



BATHROOM

8'3" x 6'1" (2.54m x 1.87m)



SEPARATE W/C



EXTERNAL



GARAGE

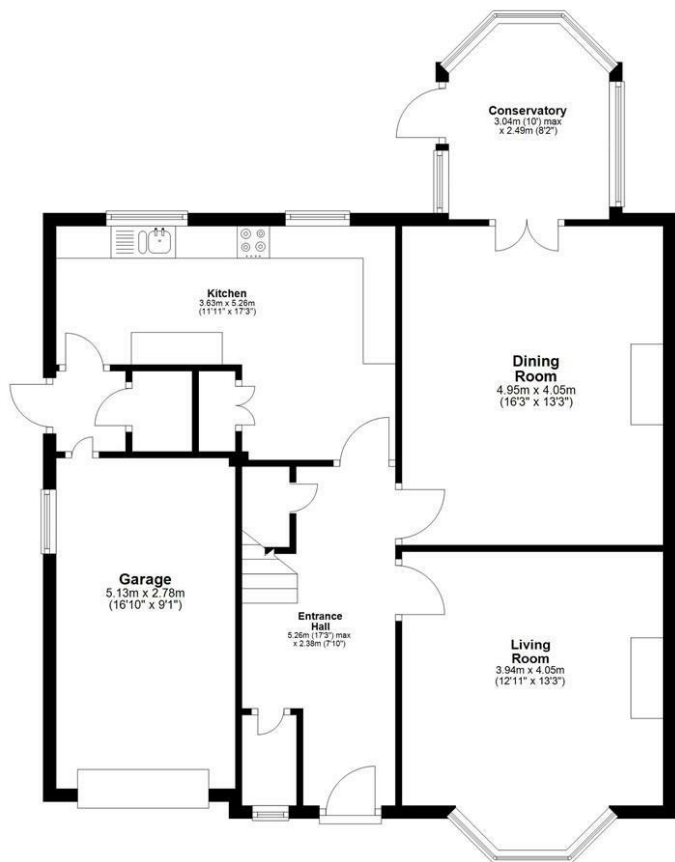
17'1" x 9'1" (5.21m x 2.78m)

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

Ground Floor

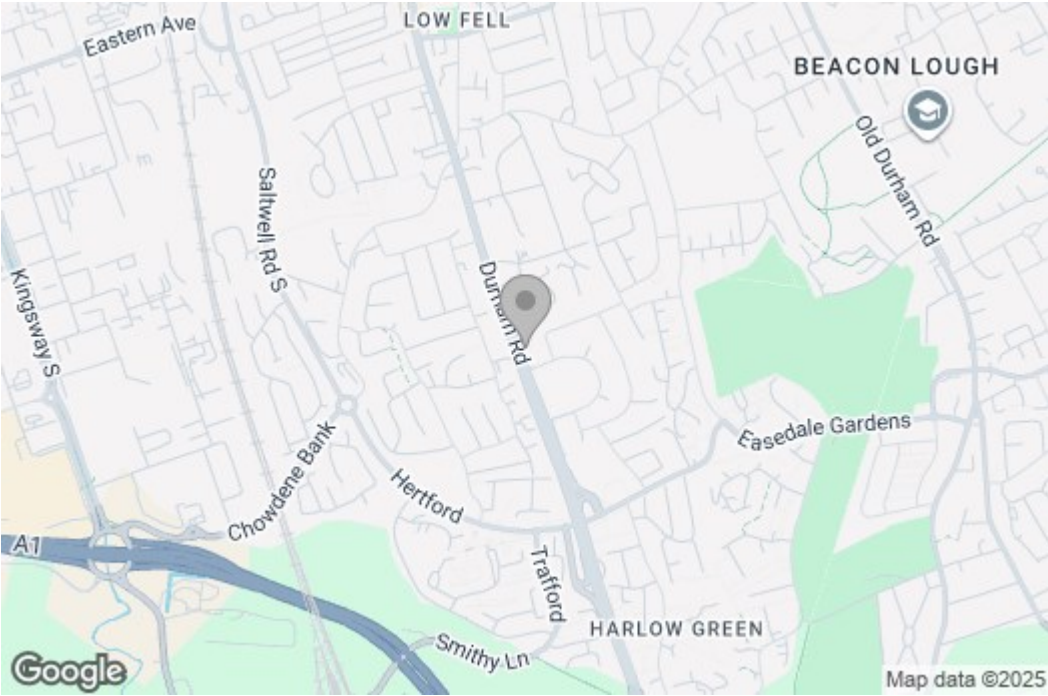


First Floor

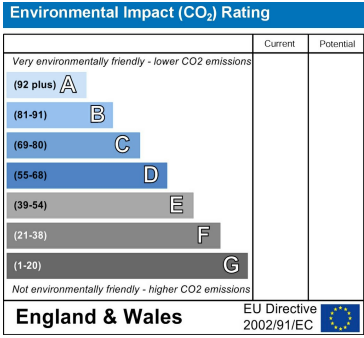
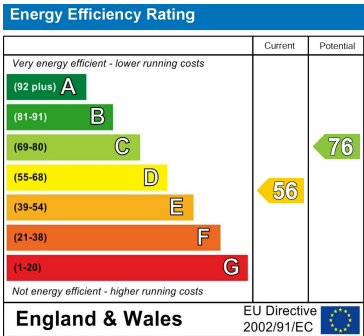


Note : Plans are for illustration purposes only and are not to scale.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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