



54 The Avenue, Gateshead, NE9 5PP

£159,950

Nestled in the sought-after area of The Avenue, this beautifully presented semi-detached house offers a perfect blend of comfort and style. With spacious accommodation throughout, this property is ideal for families or those seeking a bit more room to breathe. Upon entering, you are welcomed by a generous entrance hallway that leads to a charming living room, complete with a multi-fuel burning stove that adds a touch of warmth and character to the space. The breakfasting kitchen is well-equipped with an integrated oven, making it a delightful area for both cooking and casual dining. The ground floor also features a conveniently located bathroom and a separate w/c, enhancing the practicality of the home. As you ascend to the first floor, you will find the main bedroom, which boasts its own en-suite w/c, providing a private retreat. Additionally, there are two further good-sized bedrooms, perfect for children, guests, or even a home office. The property is complemented by well-maintained gardens at both the front and rear, offering a lovely outdoor space for relaxation or entertaining. There is also a garage featuring an up-and-over door for added convenience. This semi-detached house on The Avenue is a true gem, and viewings are highly recommended to fully appreciate the quality and charm it has to offer. Don't miss the opportunity to make this delightful property your new home.

ENTRANCE HALLWAY



LIVING ROOM

15'10" x 11'10" (4.85m x 3.62m)



BREAKFASTING KITCHEN

13'11" x 10'2" (4.26m x 3.10m)



BATHROOM

8'11" x 4'5" (2.74m x 1.35m)



SEPARATE W/C



FIRST FLOOR LANDING

BEDROOM ONE

16'9" x 10'0" (5.12m x 3.06m)



EN-SUITE W/C



BEDROOM TWO

15'5" x 8'2" (4.72m x 2.51m)



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.

BEDROOM THREE

13'1" x 8'2" (4.00m x 2.50m)



EXTERNAL



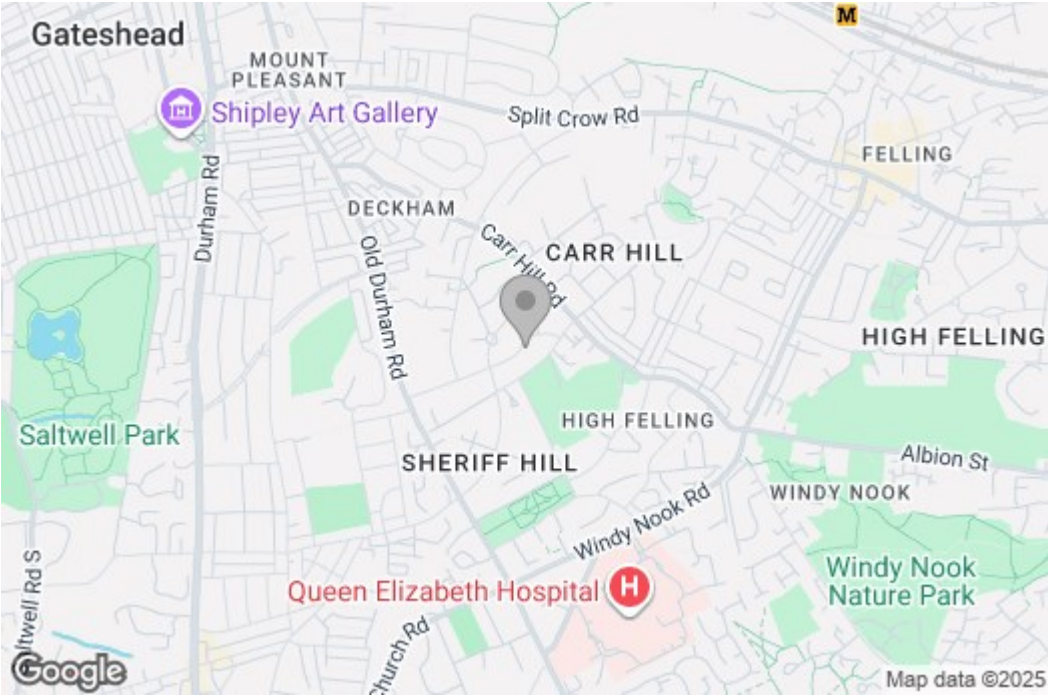
GARAGE

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

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

