



## 38 Gardiner Square, Gateshead, NE11 0XS

Offers Over £145,000

Nestled in the charming village of Kibblesworth, this delightful three-bedroom terraced home offers a perfect blend of comfort and convenience. As you enter, you are welcomed by an inviting entrance porch that leads into a spacious hallway, providing access to the ground floor rooms and the staircase to the first floor. The lounge, located at the front of the property, boasts lovely views of the village green, creating a serene atmosphere for relaxation. The heart of the home is the generous open-plan kitchen, which flows seamlessly into a bright conservatory, ideal for enjoying the garden views or entertaining guests. Completing the ground floor is a well-appointed three-piece bathroom. Upstairs, you will find three well-proportioned bedrooms, each offering a peaceful retreat. Externally, the property features a small garden at the front, perfect for enjoying the fresh air, while the rear yard provides a practical outdoor space. The property has the benefit of solar panels and we have been advised that they are owned and belong to the property. Additionally, there is a garage located at the top of the street, offering valuable parking or storage options. Set in a semi-rural village, this home enjoys a tranquil setting while still being conveniently close to the A1, ensuring easy access to nearby amenities and transport links. This property is an excellent opportunity for those seeking a comfortable family home in a picturesque location.

## ENTRANCE PORCH

## HALLWAY



## BATHROOM/W.C.



## LOUNGE

15'6" x 11'4" (4.74 x 3.47)



## ACCOMMODATION TO THE FIRST FLOOR



## DINING KITCHEN

11'3" x 10'9" (3.43 x 3.28)



## BEDROOM ONE

13'10" x 11'3" (4.24 x 3.45)



## CONSERVATORY

11'0" x 8'0" (3.37 x 2.46)



## BEDROOM TWO

12'0" x 9'1" (3.67 x 2.78)



## BEDROOM THREE

8'9" x 8'5" (2.68 x 2.57)



## EXTERNAL



## GARAGE



### Property disclaimer

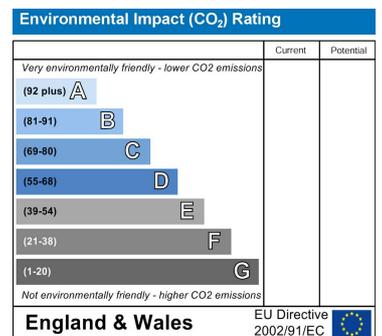
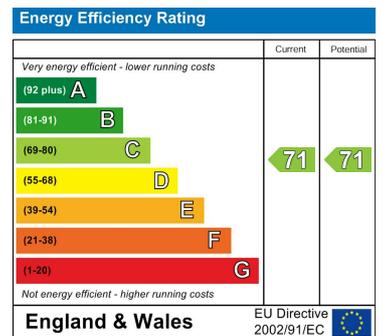
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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