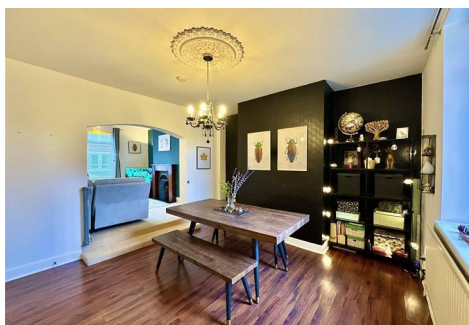




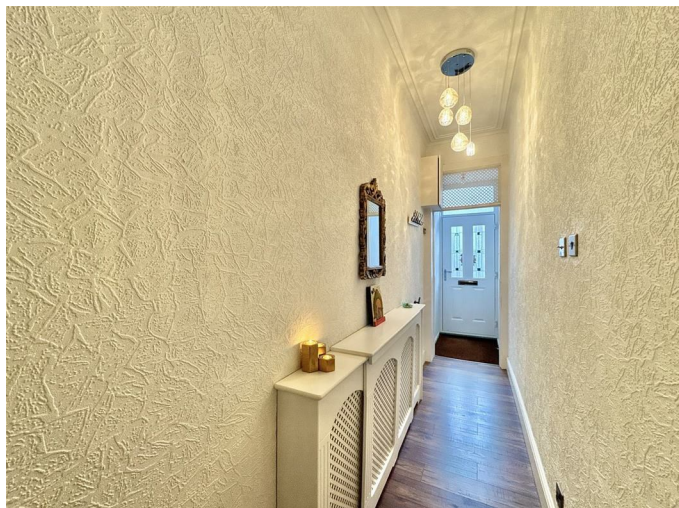
## 22 King street, Gateshead, NE10 0RD

Offers Over £150,000

Located in the charming area of Pelaw, this delightful terraced house on King Street offers a perfect blend of comfort and convenience. The property boasts spacious accommodation throughout, beginning with a welcoming entrance hallway that leads to a well-appointed dining room. From here, steps ascend to a cosy living room, featuring a living flame fire and an attractive surround, creating an inviting atmosphere for relaxation. The kitchen is equipped with an integrated oven and provides open access to a bright breakfast room, ideal for casual dining. The first floor landing leads to the main bedroom, which benefits from built-in sliding door wardrobes, ensuring ample storage space. Additionally, there are two further bedrooms, one of which also features built-in mirrored wardrobes, enhancing the sense of space and light. Completing the interior is a family bathroom, thoughtfully designed for practicality. Outside, the property offers a gated yard to the rear, providing off-street parking—a valuable asset in this bustling area. Viewings are highly recommended for this property, as it is situated in a great location with easy access to local amenities and excellent transport links. Whether you are a first-time buyer or looking for a family home, this terraced house presents an excellent opportunity to enjoy comfortable living in a vibrant community.

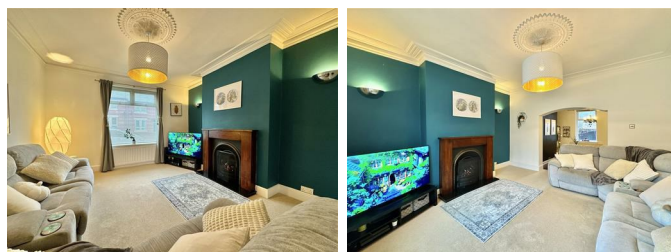


## ENTRANCE HALLWAY



## LIVING ROOM

14'7" x 13'4" (4.46m x 4.07m)



## FIRST FLOOR LANDING

### BEDROOM ONE

14'0" x 8'3" (4.28m x 2.54m)



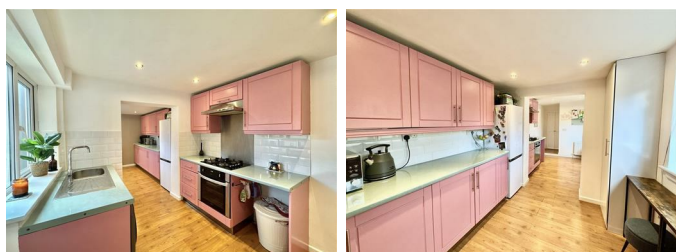
## DINING ROOM

13'5" x 12'11" (4.09m x 3.96m)



## KITCHEN

10'0" x 8'0" (3.05m x 2.44m)



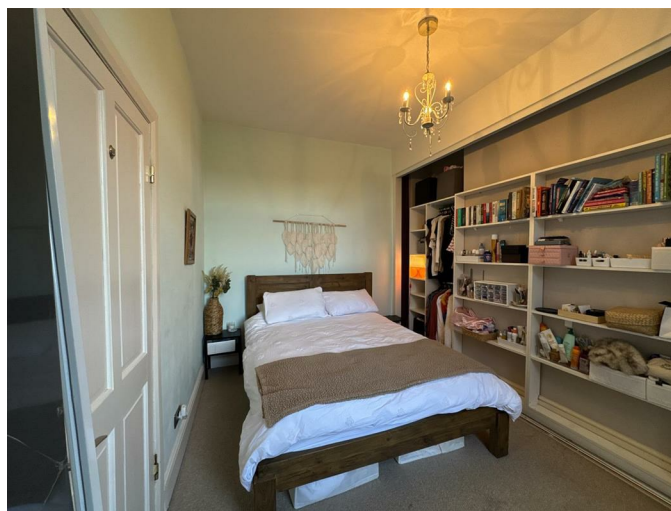
## BREAKFAST ROOM

10'6" x 8'0" (3.21m x 2.46m)



### BEDROOM TWO

13'2" x 9'1" (4.02m x 2.78m)

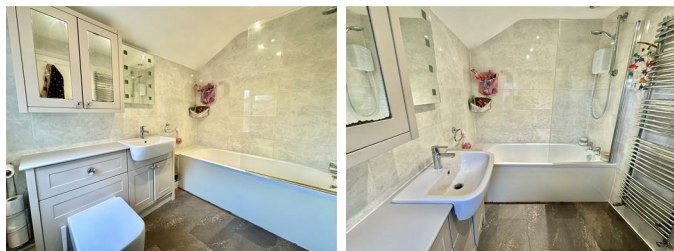


### BEDROOM THREE

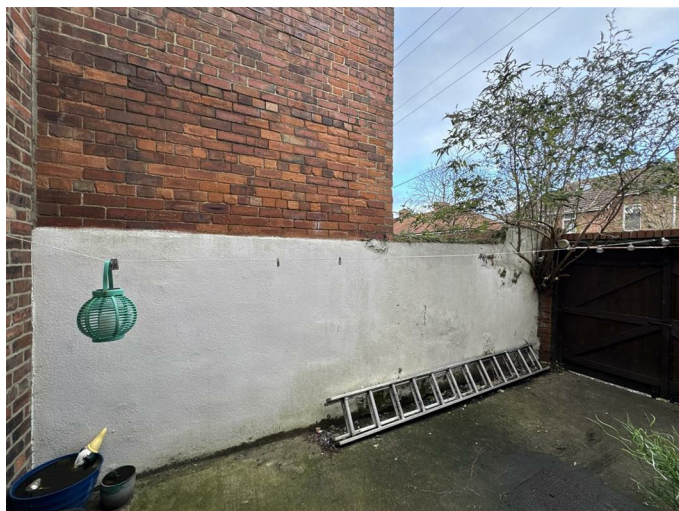
10'4" x 6'5" (3.15m x 1.96m)

## **FAMILY BATHROOM**

7'10" x 5'11" (2.41m x 1.82m)



## **EXTERNAL**



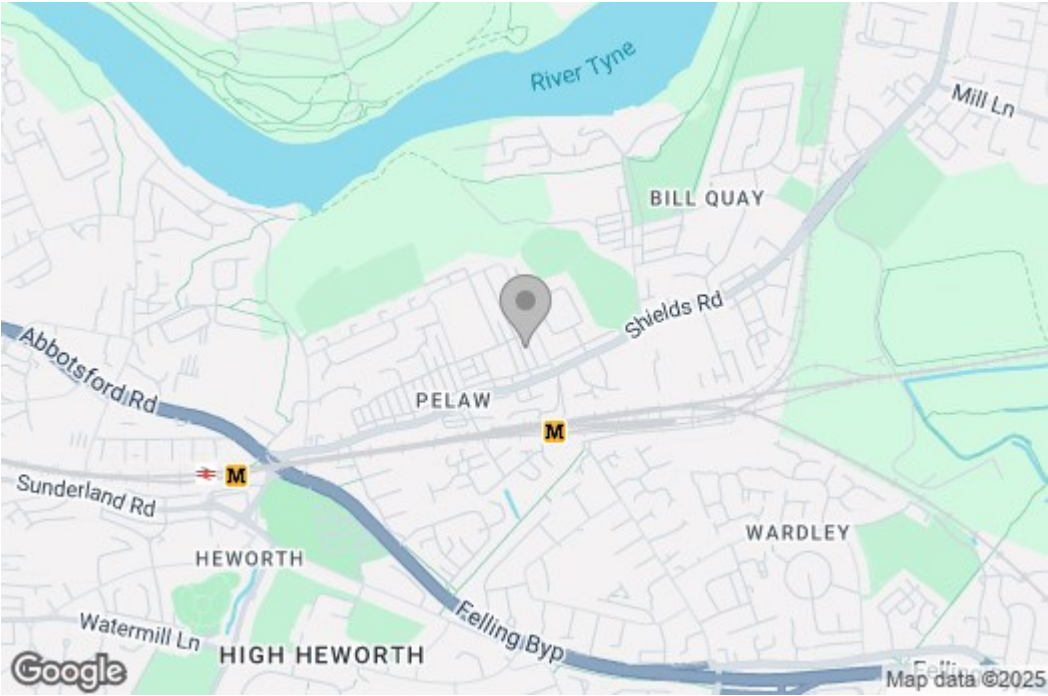
## **Property disclaimer**

**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 and 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

