GORDON BROWN
SALES & LETTING









11 Wesley Street, Gateshead, NE9 5UX

Offers Over £200,000

Located on Wesley Street in Low Fell, this charming terraced house presents an exceptional opportunity for those seeking a spacious family home. Originally designed as a pair of flats, the property has been thoughtfully converted to create a substantial living space that is both versatile and inviting. Upon entering, you are greeted by a generous ground floor hallway that leads to a delightful living room, complete with a feature fireplace that adds a touch of warmth and character. The dining room boasts built-in storage, providing practical solutions for everyday living, and offers seamless access to the well-equipped kitchen, which features an integrated oven, perfect for culinary enthusiasts. The ground floor also includes a convenient bedroom, a rear hallway, and a bathroom, ensuring ample accommodation for family and guests alike. As you ascend to the first floor, you will find a landing that grants access to a floored loft, ideal for additional storage. The first floor comprises an extra sitting room, a bedroom with fitted wardrobes nestled in the alcoves, along with two further bedrooms that offer flexibility for various living arrangements. A second kitchen, also equipped with an integrated oven, and an additional bathroom complete this level, enhancing the home's functionality. Outside, the property features a low-maintenance front garden adorned with an Astro turf lawn, complemented by a raised decked sun terrace, perfect for enjoying sunny days. The rear yard provides further outdoor space, ideal for relaxation or entertaining. Viewings are highly recommended to fully appreciate the versatile accommodation and the potential this property has to offer. This home is perfect for families or those looking for a spacious residence in a convenient location. Could also be converted back to a pair of flats if desired.

ENTRANCE HALLWAY

INTERNAL HALLWAY

LIVING ROOM
14'9" x 13'6" (4.51m x 4.14m)




DINING ROOM
14'9" x 12'6" (4.52m x 3.82m)



GROUND FLOOR BEDROOM FOUR
11'3" x 7'8" (3.43m x 2.34m)



KITCHEN
9'11" x 6'3" (3.03m x 1.91m)




REAR HALLWAY

BATHROOM
6'4" x 5'8" (1.94m x 1.74m)



FIRST FLOOR LANDING

BEDROOM ONE
14'7" x 11'3" (4.45m x 3.44m)



BEDROOM TWO
11'3" x 7'9" (3.45m x 2.37m)

BEDROOM THREE
11'4" x 7'10" (3.46m x 2.39m)



SITTING ROOM
14'10" x 12'9" (4.53m x 3.90m)



FIRST FLOOR KITCHEN
9'9" x 6'7" (2.98m x 2.01m)





REAR HALLWAY

BATHROOM TWO
6'3" x 5'9" (1.93m x 1.76m)



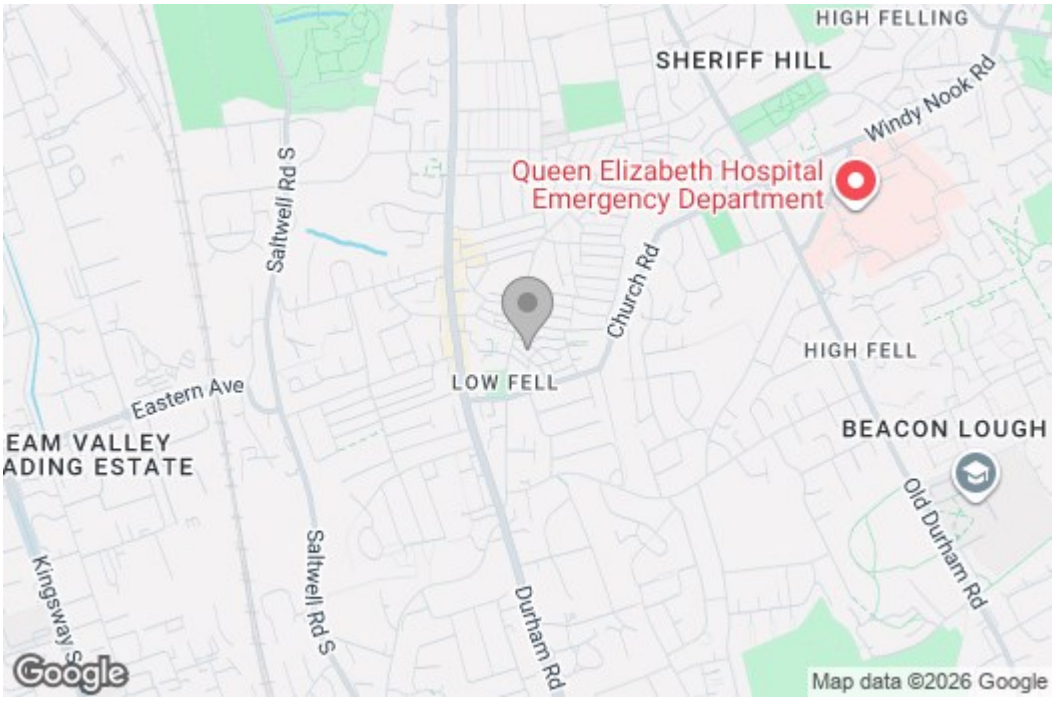
EXTERNAL



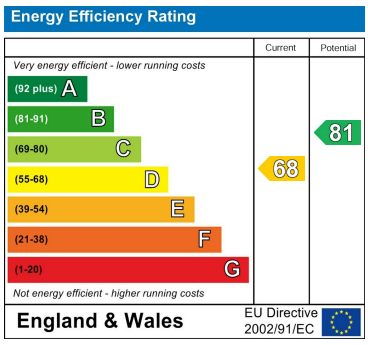
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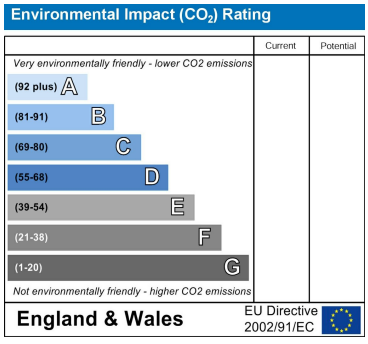
Floor Plan

Area Map



Energy Efficiency Graph





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