



1 The Path, Gateshead, NE9 6BD

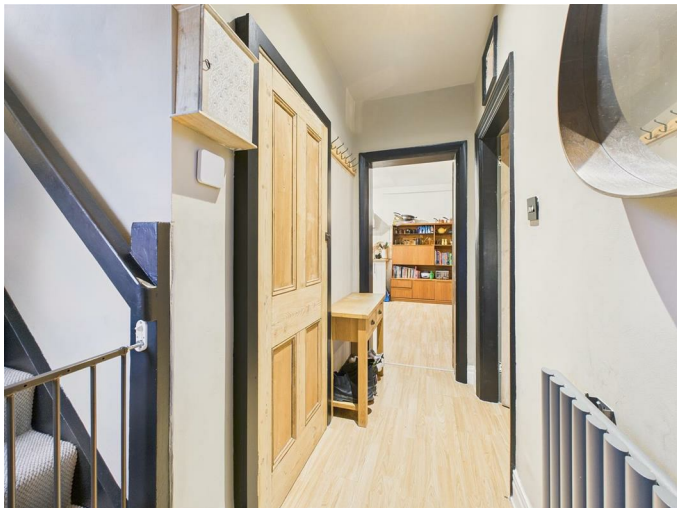
Offers Over £250,000

Nestled within the sought-after Lyndhurst Estate in Low Fell, this charming semi-detached house on The Path offers a delightful blend of comfort and style. Set on a corner plot, the property boasts spacious accommodation that is perfect for families or those seeking a serene living environment.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient ground floor w/c. The heart of the home is the dining kitchen, which is well-equipped with an oven and dishwasher, making it ideal for both everyday meals and entertaining guests. The inviting living room features a bay window adorned with elegant plantation shutters, allowing natural light to flood the space, while an inglenook with a living flame effect fire adds a touch of warmth and character.

Ascending to the first floor, you will find the main bedroom, which showcases an exposed brick chimney breast and a window fitted with plantation shutters, creating a cosy retreat. There are two additional bedrooms, one of which is currently utilised as a home office, complete with built-in wardrobes for added convenience. The beautifully refitted bathroom, crafted by the current vendors, offers a modern touch to this charming home. Outside, the property is surrounded by well-maintained gardens to the front, side, and rear, providing ample space for outdoor activities or simply enjoying the fresh air. A garage adds to the practicality of this lovely home. This property is a true gem in a desirable location, and viewing is highly recommended to fully appreciate all it has to offer.

ENTRANCE HALLWAY

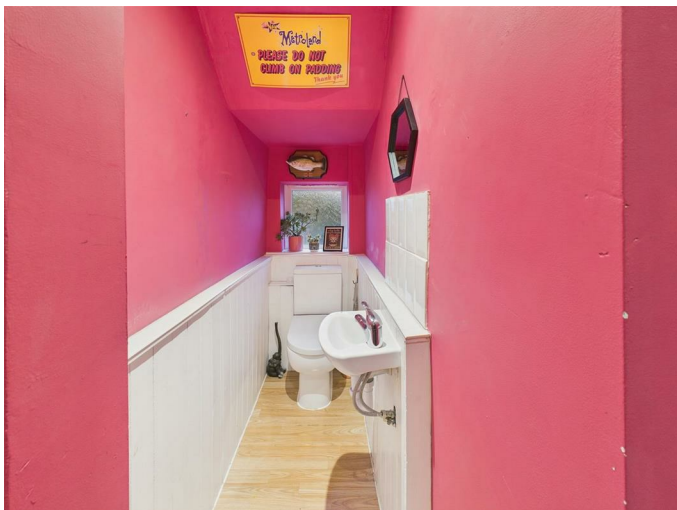


LIVING ROOM

11'6" into bay x 9'5" (3.53m into bay x 2.88m)

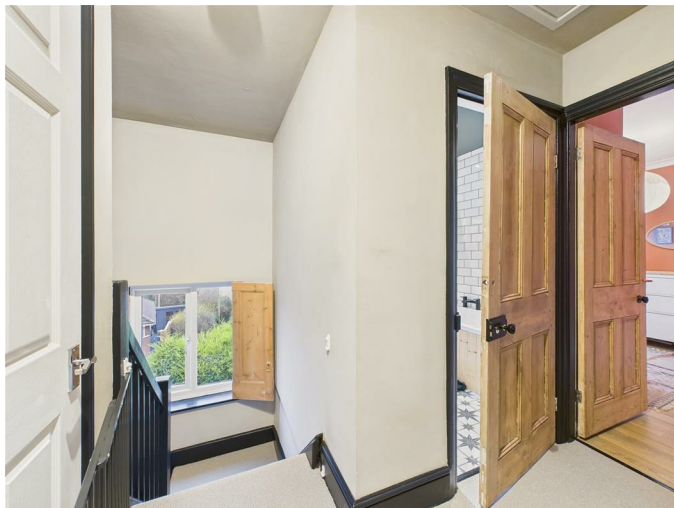


GROUND FLOOR W/C



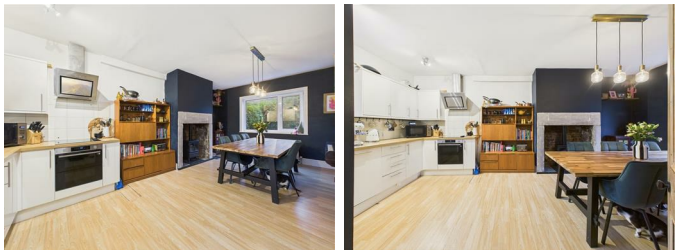
HALF LANDING

FIRST FLOOR LANDING



DINING KITCHEN

21'1" x 15'7" into recess (6.45m x 4.76m into recess)



BEDROOM ONE

14'10" into door recess x 10'1" (4.53m into door recess x 3.09m)



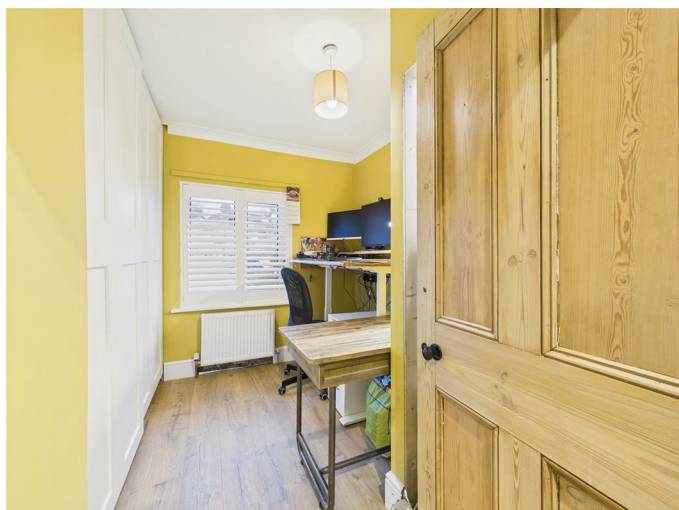
BEDROOM TWO

11'9" into door recess x 10'0" (3.59m into door recess x 3.07m)



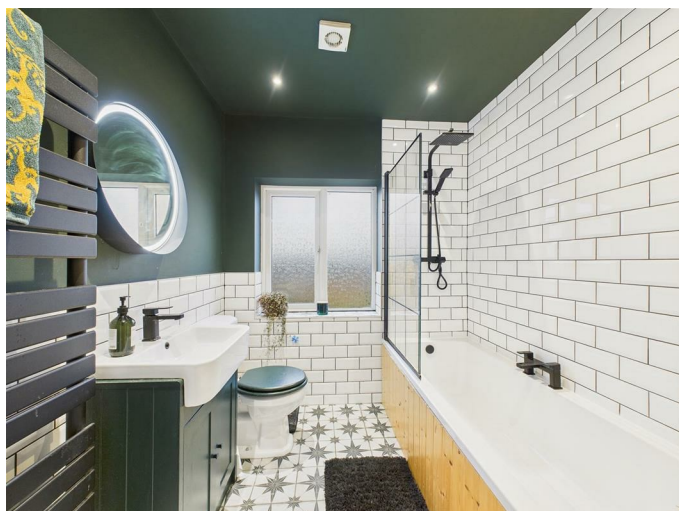
BEDROOM THREE/HOME OFFICE

10'3" x 6'9" into robes (3.14m x 2.07m into robes)



FAMILY BATHROOM

7'1" x 6'9" (2.17m x 2.06m)



EXTERNAL



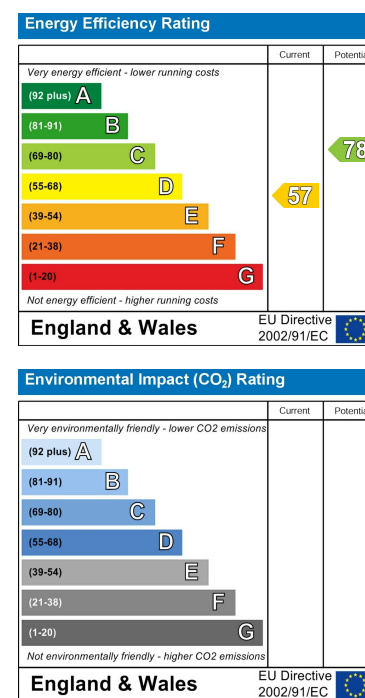
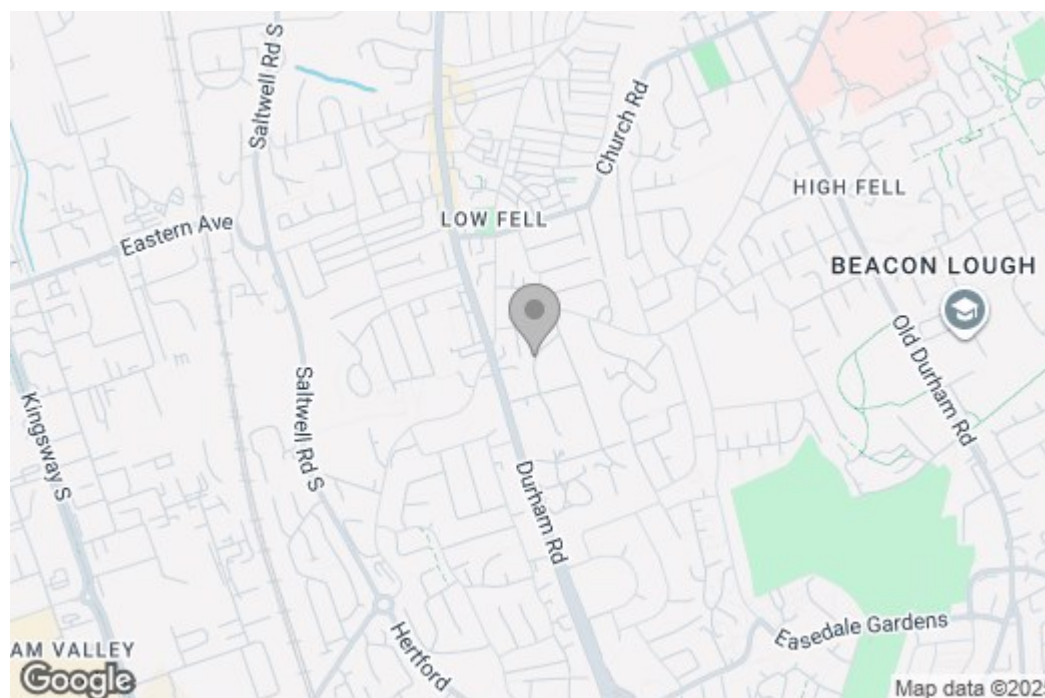
Property disclaimer

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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 a representation or warranty in respect of the property.