



## 46 Gorsehill, Gateshead, NE9 6SJ

Offers Over £89,950

Nestled in the heart of Gorsehill, Gateshead, this charming terraced house offers a delightful blend of comfort and convenience. With its central location, residents will enjoy easy access to local amenities and transport links, making it an ideal choice for families and professionals alike. Upon entering, you are welcomed by an entrance porch that leads into a living room. The living room is a perfect space for relaxation, while the internal hallway features ample storage cupboards, one of which is equipped with plumbing, providing added practicality. The dining kitchen is a highlight of the home, boasting an integrated oven, fridge and freezer, making it a wonderful area for culinary pursuits and family gatherings. The first floor landing grants access to three inviting bedrooms, including the main bedroom which benefits from built-in wardrobes. Each bedroom offers lovely views, creating a serene atmosphere for restful nights. The bathroom is conveniently located to serve all bedrooms.

Outside, the property features low maintenance gardens both at the front and rear, providing a pleasant outdoor space without the burden of extensive upkeep. The house has been freshly decorated, carpeted and laminated throughout, ensuring a modern and welcoming feel. With a new central heating boiler installed in 2025, this home promises warmth and comfort for years to come. Viewings are highly recommended to fully appreciate the spacious accommodation and the charm this property has to offer. Don't miss the opportunity to make this lovely house your new home.

## ENTRANCE PORCH

## HALLWAY

## LIVING ROOM

14'11" x 10'2" (4.56m x 3.11m)



## DINING KITCHEN

14'11" x 10'2" (4.56m x 3.10m)



## REAR HALLWAY

## FIRST FLOOR LANDING



## BEDROOM ONE

14'11" x 10'7" (4.57m x 3.24m)



## BEDROOM TWO

10'5" x 8'0" (3.20m x 2.46m)



## BEDROOM THREE

10'5" x 6'7" (3.18m x 2.03m)



## BATHROOM

6'0" x 5'10" (1.84m x 1.80m)



## EXTERNAL



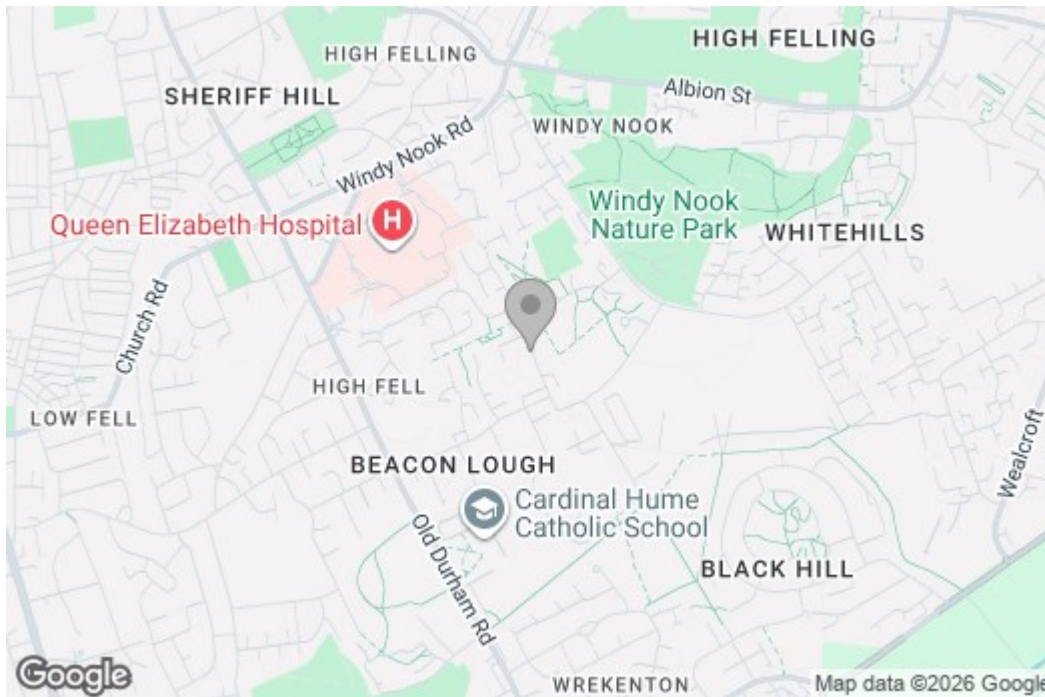
### **Property disclaimer**

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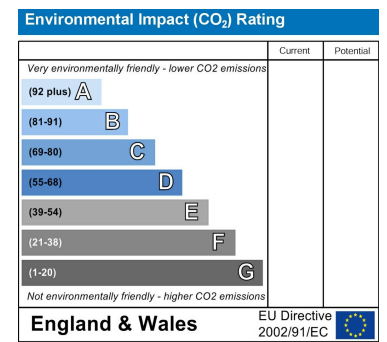
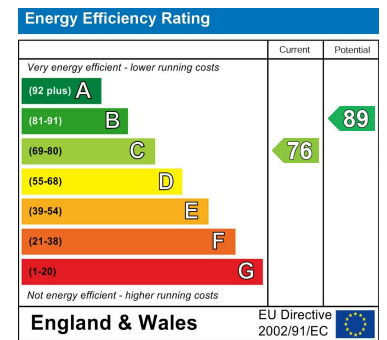
# Floor Plan



# Area Map



# Energy Efficiency Graph



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