

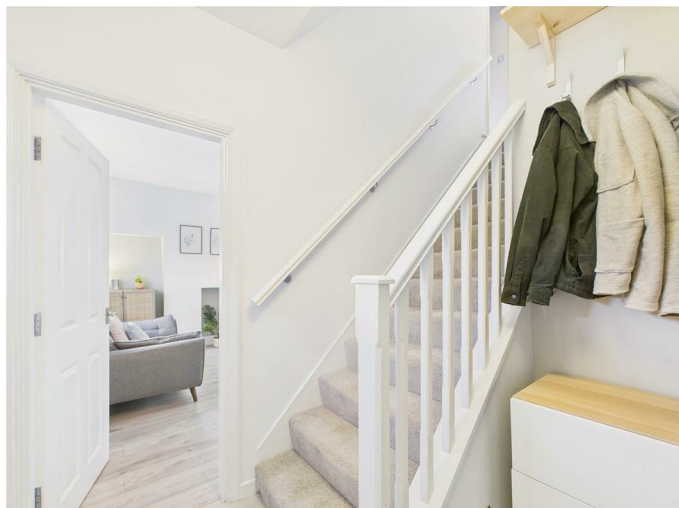


3 Bedford Place, Gateshead, NE8 1PY

Offers Over £189,000

Located in the area of Village Heights, close to Gateshead interchange and within walking distance of Newcastle train station, this stunning semi-detached house is a hidden gem that exudes quality and charm. With two reception rooms, two spacious bedrooms, and an adaptable loft space, this property offers versatile accommodation that caters to modern living. The roof is fitted with fully owned solar panels and is equipped with a battery system. Upon entering, you are greeted by a welcoming hallway that leads to a well-appointed shower room. The living room boasts open access to a delightful breakfasting kitchen, which is equipped with an integrated oven, eye-level microwave, dishwasher, and fridge, making it a perfect space for culinary enthusiasts. Original stone steps guide you to the basement, which has been fully tanked and converted to a stunning dining room with an integrated bar area featuring original sandstone. This area serves as an ideal place for hosting or as a snug/home office, providing a quiet retreat. The first floor comprises two spacious double bedrooms, with the main bedroom showcasing an exposed brick feature wall. A paddle staircase leads to the loft space, which has been fully floored and boarded, currently serving as a home office or guest room, adding to the property's versatility. The low-maintenance rear garden is designed for relaxation, featuring an ideal BBQ area for summer gatherings. Additionally, the property includes a garage with an electric roller shutter door, providing ample storage space. The basement is equipped with mechanical ventilation, and both the loft and basement benefit from network cabling, ensuring connectivity throughout the home. This beautiful family home has been lovingly maintained, and viewings are essential to truly appreciate its charm.

ENTRANCE HALLWAY



SHOWER ROOM

8'6" x 6'4" (2.60m x 1.94m)



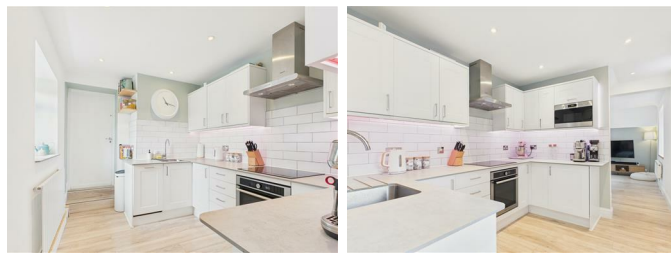
LOUNGE

15'0" x 11'10" into alcoves (4.58m x 3.61m into alcoves)



BREAKFASTING KITCHEN

12'11" x 9'7" (3.95m x 2.93m)



BASEMENT

14'4" inc staircase x 13'11" (4.38m inc staircase x 4.26m)



GARAGE

16'6" x 8'7" (5.05m x 2.64m)

FIRST FLOOR LANDING

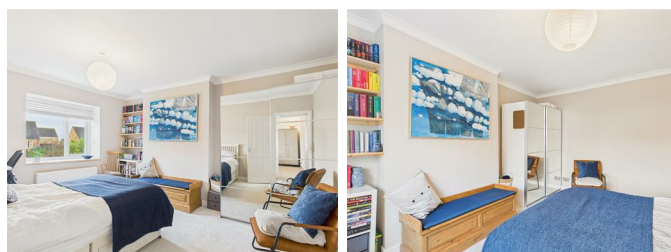
BEDROOM ONE

14'9" x 12'2" (4.51m x 3.73m)



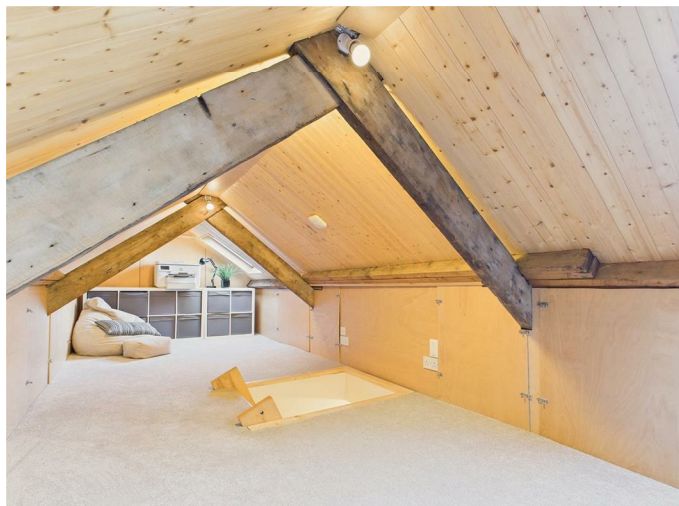
BEDROOM TWO

14'11" x 12'2" (4.57m x 3.73m)



LOFT SPACE CURRENTLY USED AS HOME OFFICE

23'3" x 7'9" (7.11m x 2.37m)



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.

EXTERNAL



Agent Note

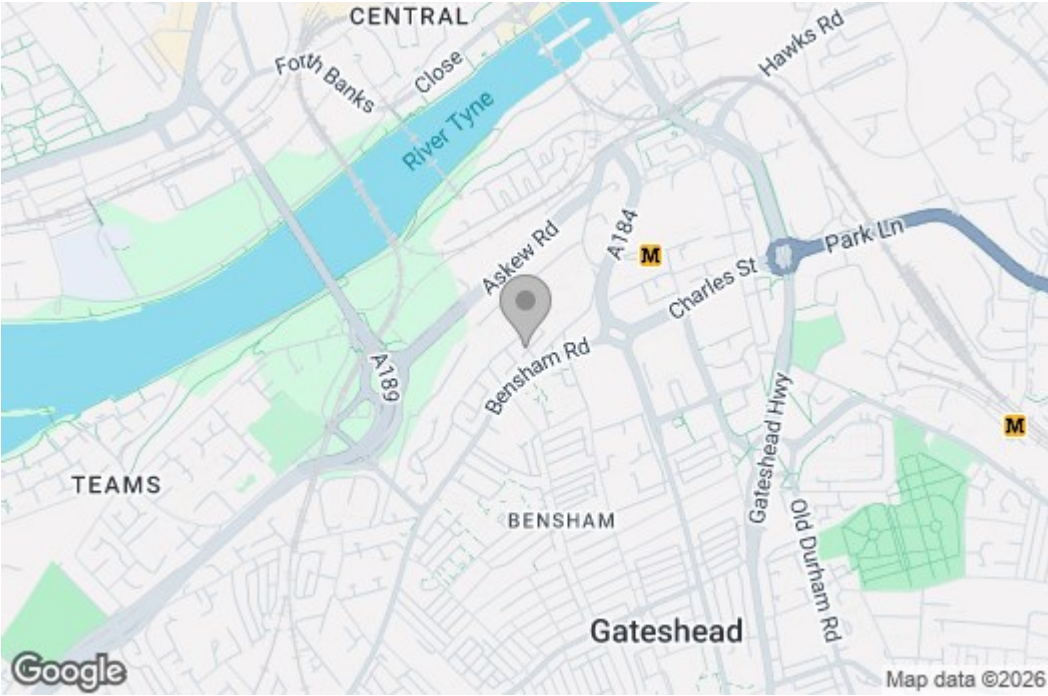
This home has been very tastefully updated and refurbished by the current Vendors. There has been a new roof fitted and the home benefits from solar panels and battery. Attention to detail throughout along with drainage to the garage and plumbing for a washing machine.

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,

Floor Plan

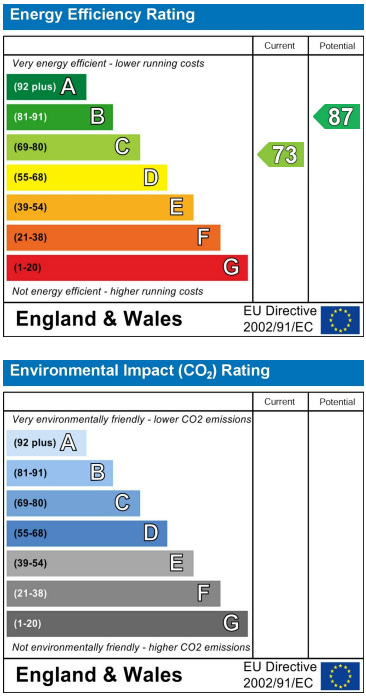
Area Map



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.

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Energy Efficiency Graph



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