



## 268 Durham Road, Gateshead, NE8 4JR

Offers Over £250,000

Located on Durham Road in Gateshead, this semi-detached family home, built by the esteemed Stanley Thompson, presents a fantastic opportunity for those seeking a spacious residence with character. The property boasts two generous reception rooms, perfect for both entertaining and family gatherings. Upon entering, you are greeted by a welcoming vestibule and hallway that leads to a convenient ground floor w/c. The kitchen, featuring an inglenook and a pantry, is both functional and charming, while the handy utility area adds to the practicality of the home. The dining room, adorned with a period fire surround, exudes warmth and character, and the living room, also featuring a striking fire surround, provides a comfortable space to relax. The first floor reveals three well-proportioned double bedrooms, with the main bedroom showcasing a delightful feature fireplace. A shower room with a walk-in shower unit completes the upper level, ensuring ample facilities for family living. Outside, the property offers a low-maintenance garden to the front. The rear garden, also designed for ease of upkeep, is adorned with mature shrubs and includes an outhouse. Complete with double gates leading to the driveway, as well as access to a single garage equipped with power and lighting providing ample off street parking. The west-facing aspect of the rear garden ensures plenty of sunlight, making it an ideal spot for outdoor enjoyment. This substantial home, having been well-loved by its previous family, is ready for a new owner to infuse it with their personal touch. Within close proximity to the Award winning Saltwell Park, viewings are highly recommended to fully appreciate the potential and charm of this delightful property.

## FRONT ENTRANCE VESTIBULE

## ENTRANCE HALLWAY

## GROUND FLOOR W/C

## LIVING ROOM

16'4" x 13'5" (4.98m x 4.11m)



## HALF LANDING



## DINING ROOM

13'8" into bay x 11'11" into alcoves (4.18m into bay x 3.65m into alcoves)



## SEPARATE W/C

## FIRST FLOOR LANDING

## BEDROOM ONE

14'4" x 13'8" (4.37m x 4.17m)



## KITCHEN

13'6" x 10'7" (4.14m x 3.23m)



## BEDROOM TWO

13'8" into alcove x 9'11" (4.17m into alcove x 3.04m )



## UTILITY CUPBOARD

## REAR HALLWAY

### BEDROOM THREE

12'0" x 10'1" to wardrobes (3.67m x 3.08m to wardrobes)



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.

### SHOWER ROOM

6'9" x 5'6" (2.06m x 1.70m)



### EXTERNAL



### SINGLE GARAGE

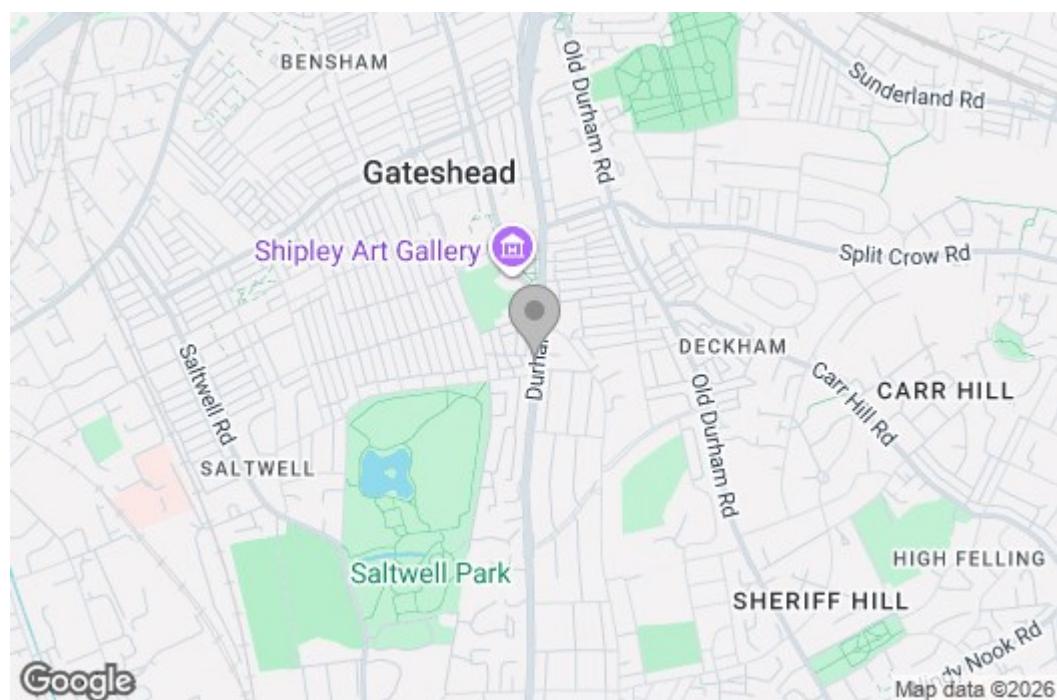
#### Property disclaimer

**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

## 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E		49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	