



7 Alderley Road, Gateshead, NE9 6DN

Offers Over £340,000

Nestled on Alderley Road, this stunning semi-detached family home offers a perfect blend of modern living and traditional charm, spread elegantly over three floors. Upon entering, you are welcomed by a delightful entrance porch that leads into a spacious hallway with access to a ground floor bedroom/ office. Then continuing on we have a open plan lounge, featuring a charming bay window, providing a bright and inviting space for relaxation. The heart of the home is undoubtedly the open plan kitchen diner, which boasts a beautifully refitted shaker style kitchen complete with integral appliances, making it ideal for family meals and entertaining guests. Adjacent to the kitchen, a utility room with access to a rear balcony overlooks the picturesque garden, enhancing the connection between indoor and outdoor living. On the lower ground floor, you will find a versatile family room that can also serve as a guest bedroom, along with a convenient WC. French doors from this space lead directly to the rear garden, seamlessly blending the indoor and outdoor areas. The first floor hosts three well-proportioned bedrooms, complemented by a family bathroom with a WC, ensuring ample space for family living.

The rear garden is a true highlight, designed for entertaining with various seating areas, a charming summer house, and an outside bar, perfect for hosting gatherings or enjoying quiet evenings.

To the front, the property features a driveway providing off-street parking, adding to the convenience of this lovely home. This property is not just a house; it is a wonderful family home waiting to create lasting memories.

ENTRANCE PORCH

ENTRANCE HALLWAY



GROUND FLOOR BEDROOM 4/HOME OFFICE

13'0" x 5'6" (3.98m x 1.68m)



LIVING ROOM

16'6" x 13'2" (5.04m x 4.03m)



DINING KITCHEN

18'11" x 13'6" red to 9'3" (5.77m x 4.12m red to 2.82m)



UTILITY ROOM

6'2" x 5'8" (1.90m x 1.73m)



LOWER GROUND HALLWAY



FAMILY ROOM/SNUG/GUEST BEDROOM

16'6" x 12'6" (5.05m x 3.83m)



BEDROOM TWO

12'6" x 12'4" (3.83m x 3.77m)



GROUND FLOOR W/C



BEDROOM THREE

8'4" x 8'0" (2.55m x 2.45m)



FIRST FLOOR LANDING



FAMILY BATHROOM

8'10" x 7'10" (2.71m x 2.41m)



BEDROOM ONE

16'0" into bay x 10'9" to robes (4.90m into bay x 3.30m to robes)



EXTERNAL



SUMMERHOUSE



With power and lighting.

DRIVEWAY



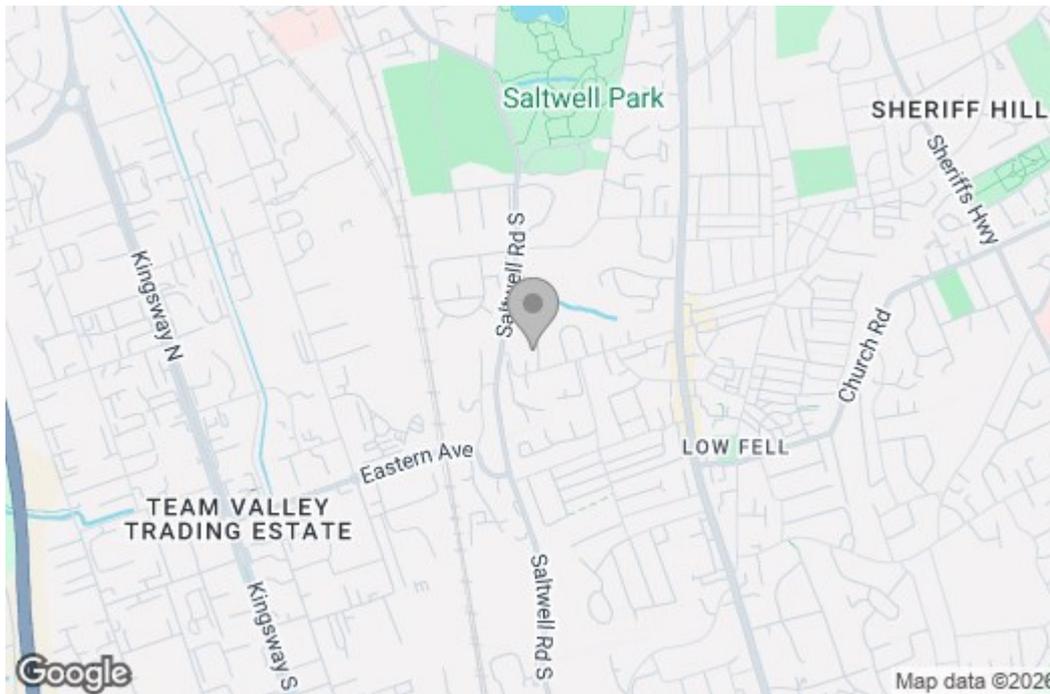
Property disclaimer

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, 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.

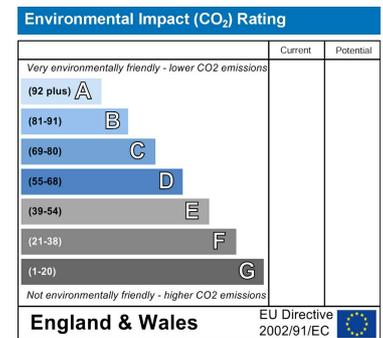
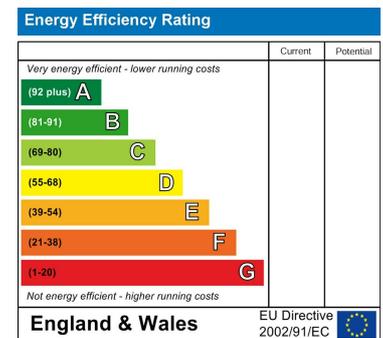
Floor Plan



Area Map



Energy Efficiency Graph



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.