



## 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



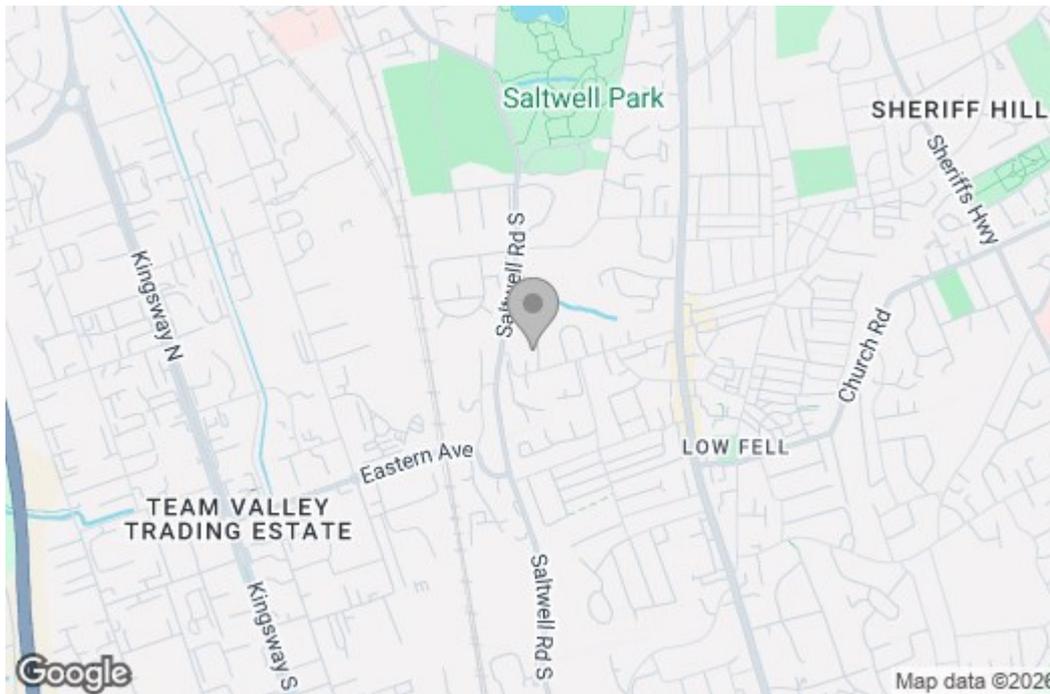
### Property disclaimer

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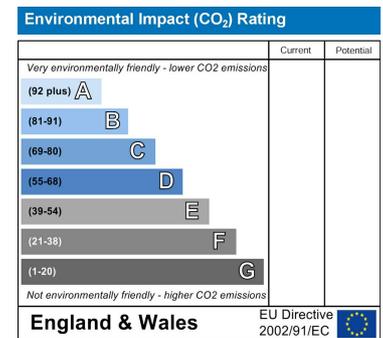
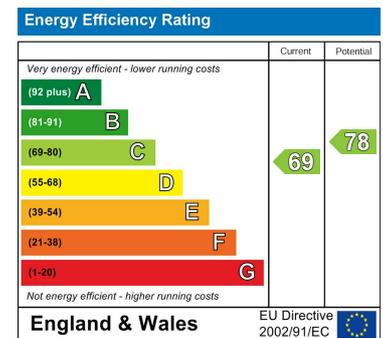
# Floor Plan



# Area Map



# Energy Efficiency Graph



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