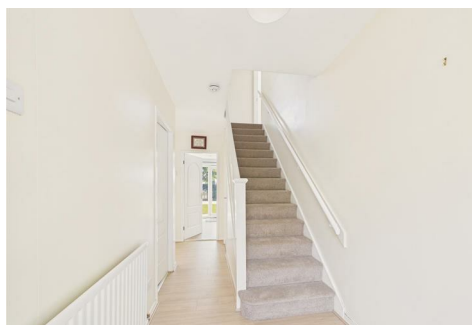




Roseneath High Heworth Lane, Gateshead, NE10 0PB

Offers Over £295,000

Located on the charming High Heworth Lane, this beautiful semi-detached house offers a perfect blend of space and comfort, making it an ideal family home. The property is set on a generous plot, ensuring privacy with no overlooking neighbours at the front or rear. Upon entering, you are welcomed by a spacious hallway that features a convenient storage cupboard. The lounge is a delightful space, boasting a stunning feature fire surround and a walk-in bay window that fills the room with natural light. A versatile dining room or sitting room, complete with a living flame effect fire, and outlook over the rear garden is perfect for cosy evenings. The heart of the home is the well-appointed dining kitchen, which comes equipped with an integrated fridge, dishwasher, and gas hob. The kitchen is designed for both functionality and enjoyment, with patio doors that lead directly to the rear garden, providing a seamless transition for outdoor entertaining. Additionally, there is access to the garage from this area. The first floor features a landing with built-in storage cupboards and access to a boarded loft, offering ample storage solutions.

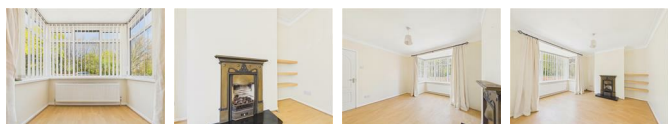
There are four generously sized bedrooms, two of which include storage cupboards, while the other two feature bay windows that provide lovely views of the surroundings. Completing the first floor is a well-appointed bathroom. The exterior of the property is equally appealing, with a low-maintenance front garden adorned with mature flower beds, an ample driveway, and a garage. The rear garden is a tranquil retreat, laid to lawn with mature borders and a decked sun terrace, perfect for enjoying sunny days. Viewings are highly recommended to fully appreciate the charm and versatility of this wonderful family home.

ENTRANCE HALLWAY



LOUNGE

13'5" into bay x 12'6" into alcoves (4.09m into bay x 3.83m into alcoves)



DINING ROOM/SITTING ROOM

14'2" x 10'11" (4.33m x 3.33m)

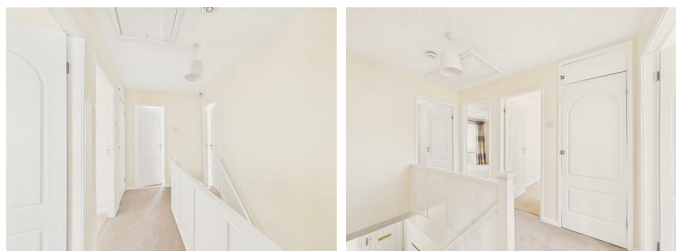


DINING KITCHEN

16'4" x 9'4" exc alcove (4.98m x 2.86m exc alcove)



FIRST FLOOR LANDING



BEDROOM ONE

15'1" into bay x 12'0" (4.60m into bay x 3.67m)



BEDROOM TWO

15'3" x 12'8" into recess (4.65m x 3.87m into recess)



BEDROOM THREE

12'11" x 9'8" (3.96m x 2.95m)



BEDROOM FOUR

10'4" x 8'9" (3.17m x 2.68m)



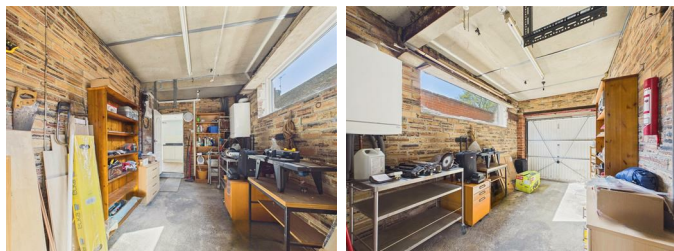
BATHROOM

8'7" x 6'4" (2.62m x 1.95m)



GARAGE

16'4" x 8'0" (5.00m x 2.46m)



EXTERNAL



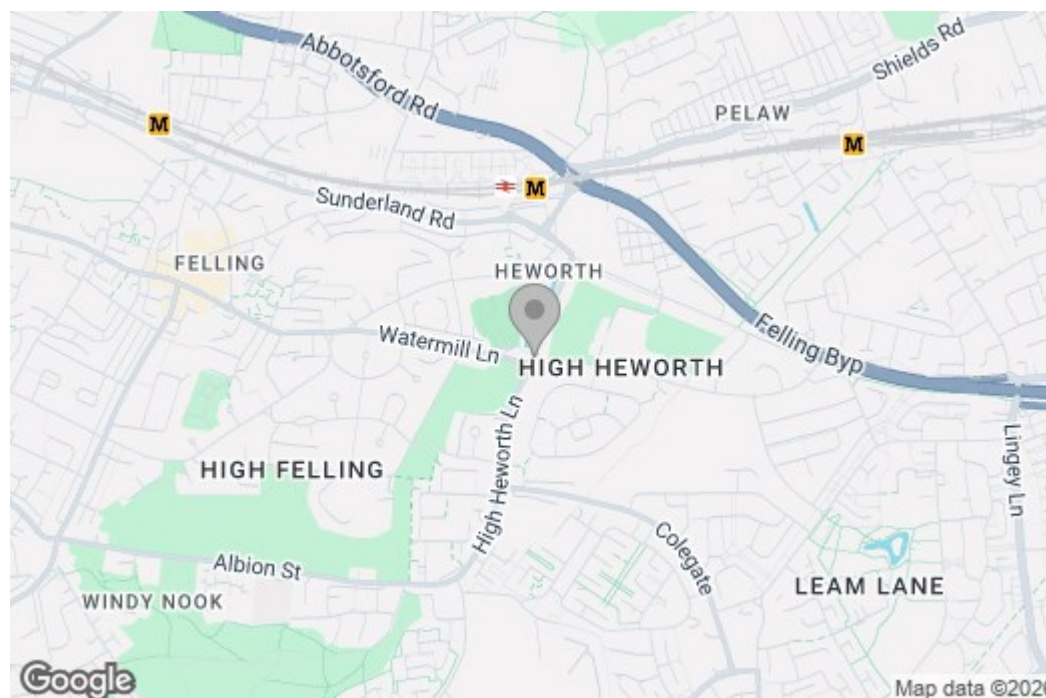
Property disclaimer

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



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 a representation or warranty in respect of the property.

Energy Efficiency Graph

