



## 17 Colegate West, Gateshead, NE10 9AH

Offers Over £220,000

Nestled in the sought-after area of Colegate West, Heworth this semi-detached home, extended to the rear, offers a wonderful opportunity for families seeking a versatile space. The proximity to local transport links is ideal. With four generously sized bedrooms, and potential to create a fifth bedroom, this property is perfect for those looking to settle in a friendly neighbourhood. Upon entering, you are greeted by a welcoming hallway that leads to a bright lounge featuring a charming bay window, allowing natural light to flood the room. The dining room provides an ideal setting for family meals and entertaining guests, with sliding doors into a conservatory that provides views over the garden. The modern kitchen, which also overlooks the garden, offers convenient access to the garage with a useful utility space making it easy to manage daily tasks. A ground floor w/c adds to the practicality for family life. The first floor boasts four spacious bedrooms, one of which could be easily divided to create a fifth bedroom if required. The bathroom is complemented by a separate W.C. Outside, the property features a fully enclosed rear garden, perfect for children to play or for hosting summer barbecues. The front garden adds to the curb appeal, while the driveway and garage with remote control door provide valuable off-street parking. Colegate West is a lovely area that overlooks a green, creating a peaceful atmosphere. While the home requires some cosmetic updating, it presents a fantastic opportunity to create a personalised living space in a desirable location. This spacious residence is not to be missed and is sure to attract interest from those looking for a lovely family home. No Chain.

### **PORCH**

8'11" x 2'0" (2.73 x 0.63)

### **ENTRANCE HALLWAY**

5'8" x 14'0" (1.75 x 4.29)



### **SUN ROOM**

8'7" x 7'6" (2.62 x 2.31)



### **KITCHEN**

7'2" x 16'4" (2.20 x 5.00)



### **LOUNGE**

12'5" x 12'8" (3.81 x 3.88)



### **GROUND FLOOR W.C.**

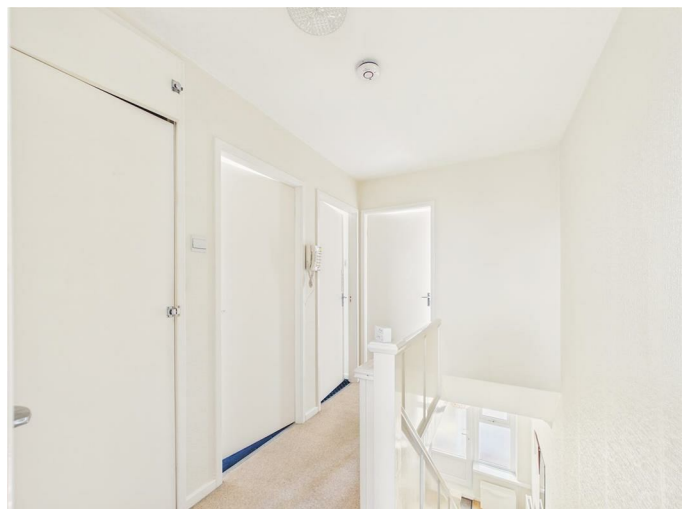


### **DINING ROOM**

8'5" x 20'1" (2.59 x 6.14)



### **ACCOMMODATION FIRST FLOOR**



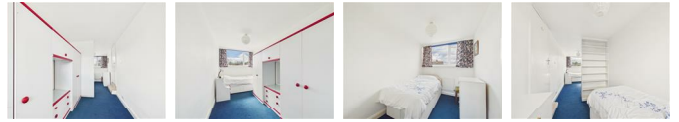
### BEDROOM ONE

10'8" x 10'9" (3.26 x 3.28)



### BEDROOM FOUR ( IN EXTENSION )

6'7" x 22'11" (2.03 x 7.00)



### FAMILY BATHROOM

5'4" x 5'4" (1.65 x 1.63)



### BEDROOM TWO

9'10" x 11'11" (3.02 x 3.64)



### SEPARATE W.C.

2'9" x 5'5" (0.84 x 1.66)



### BEDROOM THREE

7'6" x 7'4" (2.29 x 2.25)



### EXTERNAL



## **GARAGE WITH UTILITY**

6'9" x 23'3" (2.06 x 7.10 )



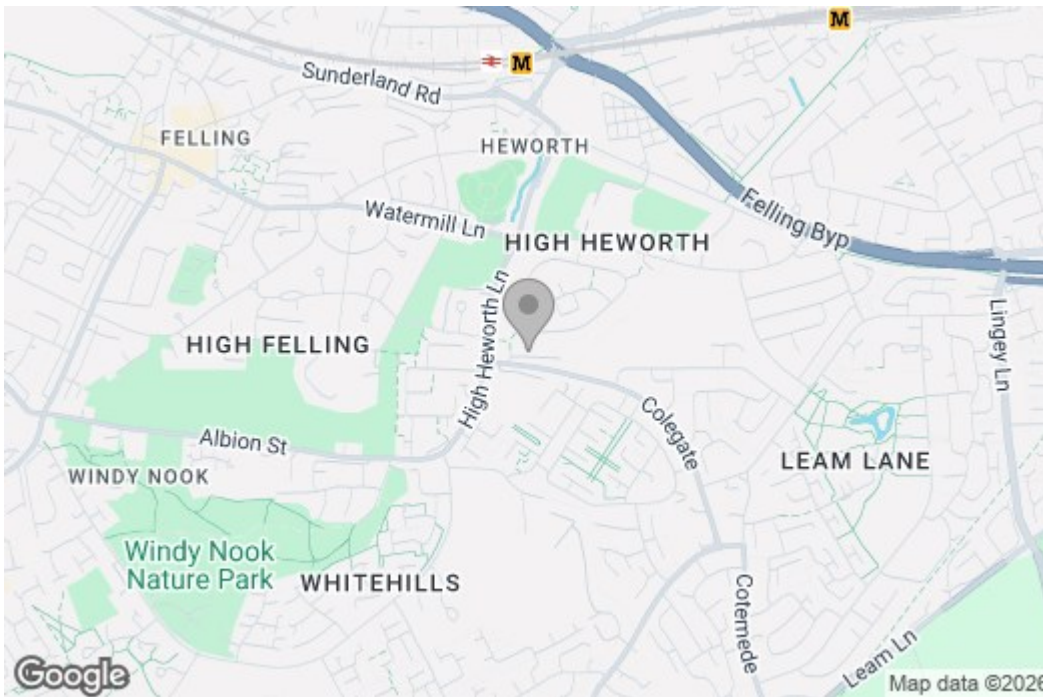
### **Property disclaimer**

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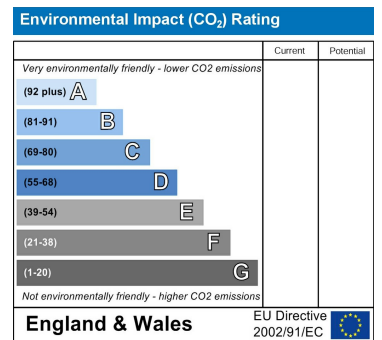
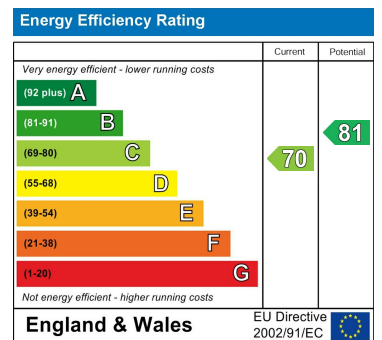
# Floor Plan



# Area Map



# Energy Efficiency Graph



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