



2 Coronation Terrace, Gateshead, NE11 0YB

Offers Over £109,950

Located in the charming area of Coronation Terrace, Kibblesworth, this beautifully presented mid-terraced house offers a delightful blend of modern living and traditional charm. Renovated by the current owners, the property boasts a comprehensive rewire and a new central heating system, including a brand-new boiler installed in November 2024, ensuring comfort and efficiency throughout. Upon entering, you are welcomed by a hallway that leads to a cosy lounge featuring a lovely fireplace, perfect for relaxing evenings. The dining kitchen is both functional and inviting, complete with a stable door that opens onto a low-maintenance paved garden, ideal for outdoor entertaining or simply enjoying the fresh air. The first floor comprises a well-appointed landing that leads to two generous bedrooms. The main bedroom benefits from built-in wardrobes, providing ample storage space, while the second bedroom is equally spacious. A modern bathroom completes the upper level, offering convenience for residents. The rear garden is designed for ease of upkeep, featuring a paved area and a handy garden shed for additional storage. This property is situated in a popular location, making it an excellent choice for families or professionals seeking a comfortable home. We highly recommend viewing this lovely home to fully appreciate its charm and the quality of the renovations. It is a perfect opportunity for those looking to settle in a welcoming community with all the modern conveniences.

ENTRANCE HALLWAY

LOUNGE

17'10" into alcoves x 15'1" (5.46m into alcoves x 4.60m)



DINING KITCHEN

18'0" x 8'0" (5.49m x 2.44m)



FIRST FLOOR LANDING

BEDROOM ONE

15'0" x 13'4" (4.58m x 4.08m)



BEDROOM TWO

9'9" x 7'6" (2.98m x 2.30m)



BATHROOM

7'7" x 4'9" (2.32m x 1.46m)



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.

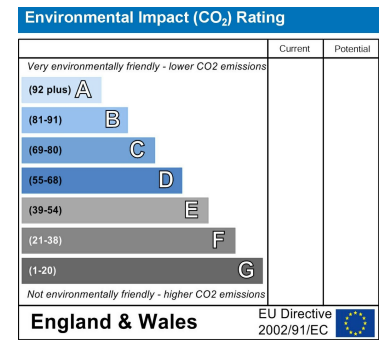
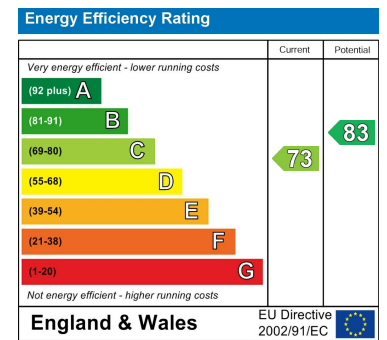
Floor Plan



Area Map



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 a representation or warranty in respect of the property.