GORDON BROWN
SALES & LETTING









59 Calderwood Crescent, Gateshead, NE9 6PJ

Offers Over £240,000

Nestled in the desirable area of Low Fell, Calderwood Crescent presents a splendid opportunity to acquire a beautifully maintained semi-detached house. This charming property boasts three well-proportioned bedrooms and two spacious reception rooms, making it an ideal family home. Upon entering, you are greeted by a welcoming porch and hallway that lead to a generous lounge, complete with a feature surround and a delightful bay window that fills the space with natural light. The dining room, which can also serve as a snug, provides convenient access to the rear garden, perfect for entertaining or enjoying quiet evenings outdoors. The kitchen is equipped with modern conveniences, including an integrated double oven and fridge, ensuring that culinary tasks are a pleasure. Ascending to the first floor, you will find the main bedroom featuring built-in mirrored wardrobes and another bay window that offers lovely views of the surrounding area. The two additional bedrooms are versatile, with one including a hand wash basin and the other a shower unit, catering to various family needs. The property also includes a well-appointed bathroom and a separate w/c for added convenience. Outside, the corner plot enhances the appeal, with a gated driveway providing ample off-street parking alongside a double garage. The private patio garden at the rear is a tranquil retreat surrounded by mature shrubs and borders that enhance the home's charm. The home has been lovingly maintained over the years however people may want to change for personal taste so this has been allowed for in the asking price. Viewings are highly recommended to fully appreciate all that this property has to offer.

ENTRANCE PORCH



ENTRANCE HALLWAY





LOUNGE

20'4" into bay x 13'10" into alcoves (6.20m into bay x 4.22m into alcoves)









BREAKFAST ROOM/SNUG

10'8" x 10'5" (3.26m x 3.20m)



KITCHEN

8'1" x 6'5" (2.47m x 1.98m)





FIRST FLOOR LANDING



BEDROOM ONE

11'11" into bay x 11'6" to robes (3.64m into bay x 3.51m to robes)







BEDROOM TWO

11'1" x 10'6" (3.40m x 3.21m)

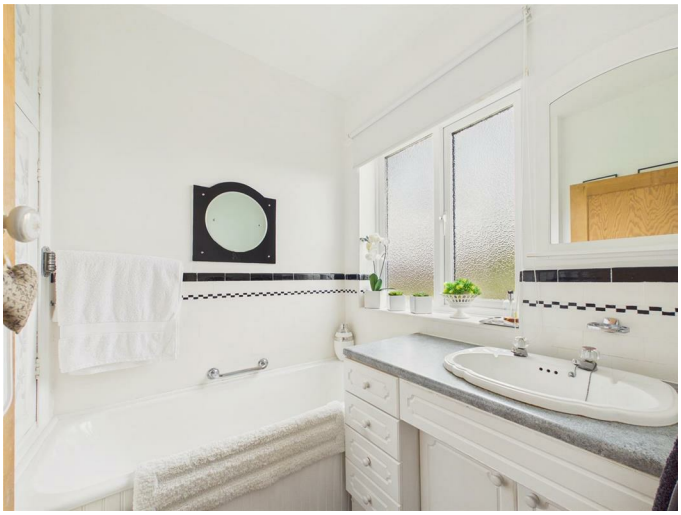




BEDROOM THREE
9'4" to robes x 7'11" (2.85m to robes x 2.42m)




BATHROOM
5'11" x 5'11" (1.81m x 1.81m)



SEPARATE W/C



GARAGE
20'3" x 15'9" (6.18m x 4.82m)

GATED DRIVEWAY



EXTERNAL

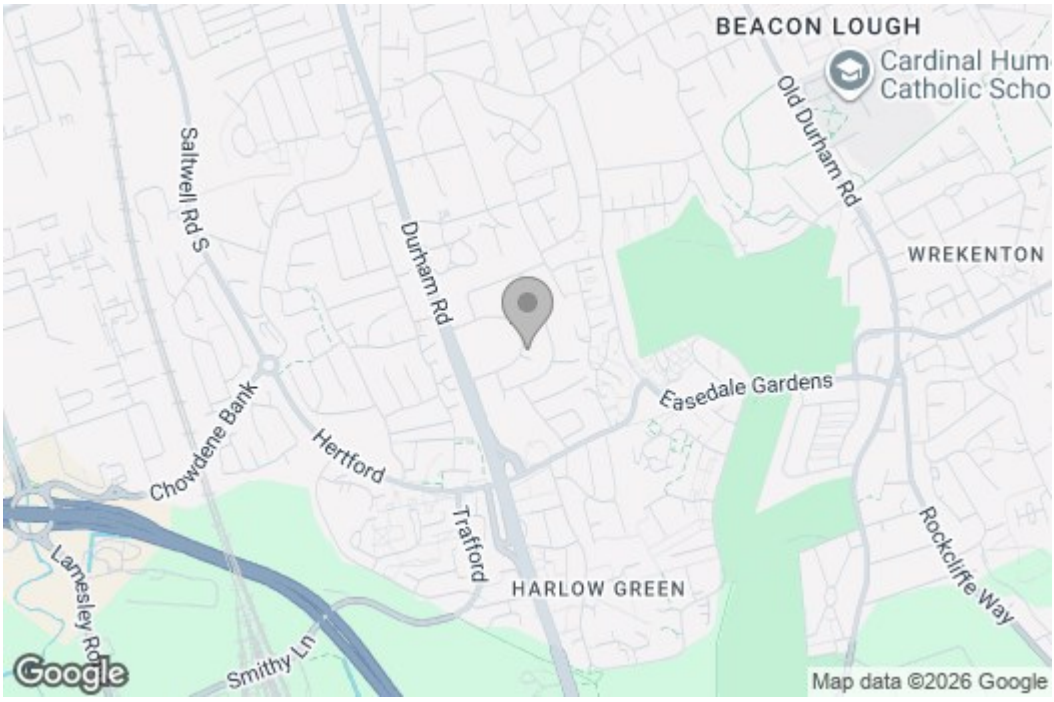




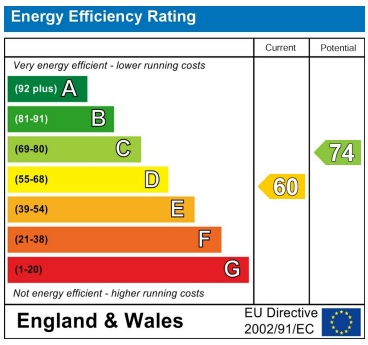

Property disclaimer
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed 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.

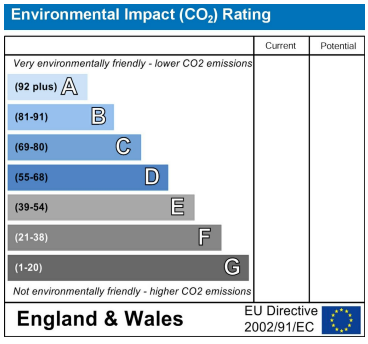
Floor Plan

Area Map



Energy Efficiency Graph





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