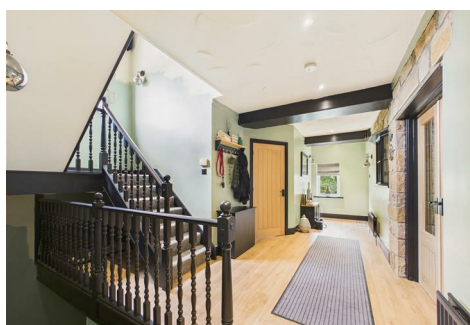
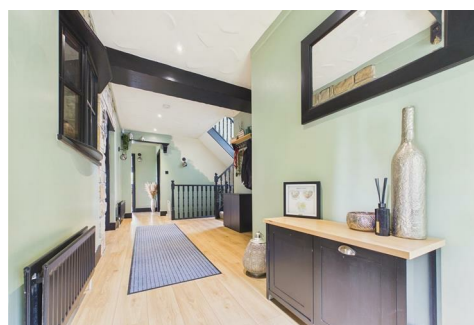




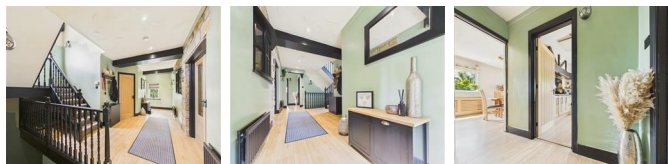
10-11 Moss Side, Gateshead, NE9 7UU

Offers Over £419,950

Nestled in the tranquil area of Moss Side, this impressive stone-built detached house offers a unique blend of architectural elegance and modern living. Set in an elevated position, the property boasts three floors of well-designed accommodation, making it an ideal family home. Upon entering, you are greeted by a grand entrance hallway adorned with engineered oak flooring, leading to a lovely lounge featuring an inglenook fireplace and a log-burning stove, perfect for cosy evenings. The room offers stunning views over the Ravensworth golf course, creating a serene backdrop. A versatile bedroom, currently serving as a home office, is fitted with bespoke walnut units, providing both style and functionality. The dining room, with its wooden flooring, opens through patio doors into a delightful garden room, seamlessly blending indoor and outdoor living. The kitchen is a chef's delight, equipped with granite work surfaces and integrated appliances, including an oven, microwave, freezer, and dishwasher. A handy utility room and a convenient bathroom enhance the practicality of this home. The first floor landing is spacious, leading to three well-proportioned double bedrooms, with the main bedroom featuring fitted wardrobes for ample storage. A modern shower room with a concealed door provides access to additional roof space. The lower ground floor is currently being used as a home gym with sauna and w/c. Surrounding the property are well-maintained gardens, with the front featuring a charming veranda, perfect for enjoying the peaceful surroundings. The rear garden is landscaped across two levels, offering generous patio areas for outdoor entertaining. An ample driveway and a double garage ensure plenty of off-street parking. This unique family home is a rare find, and viewings are essential to fully appreciate its charm and character.

ENTRANCE HALLWAY

22'10" x 5'3" (6.98m x 1.62m)



LOUNGE

18'9" x 15'3" (5.73m x 4.65m)



SNUG/BEDROOM FOUR

14'11" x 9'3" (4.55m x 2.82m)



DINING ROOM

16'6" x 11'4" (5.05m x 3.46m)



GARDEN ROOM

11'5" x 11'3" (3.50m x 3.43m)



KITCHEN

13'8" x 12'2" (4.18m x 3.72m)



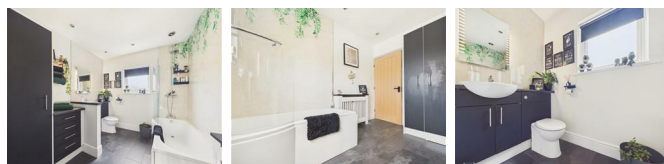
UTILITY ROOM

7'6" x 5'2" (2.30m x 1.60m)



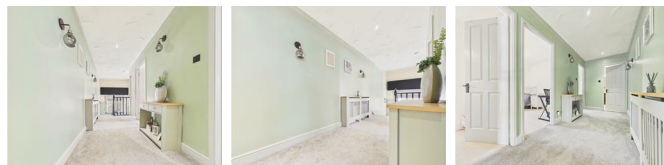
FAMILY BATHROOM

11'1" x 8'6" (3.38m x 2.61m)



FIRST FLOOR LANDING

22'5" x 5'8" (6.85m x 1.75m)



BEDROOM ONE

12'7" x 11'5" (3.85m x 3.48m)



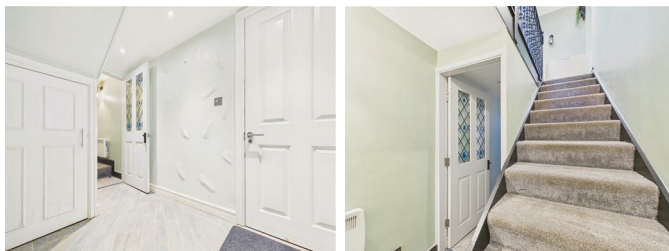
BEDROOM TWO

12'7" x 9'4" (3.86m x 2.85m)



LOWER GROUND FLOOR HALLWAY

9'5" x 5'9" (2.88m x 1.76m)



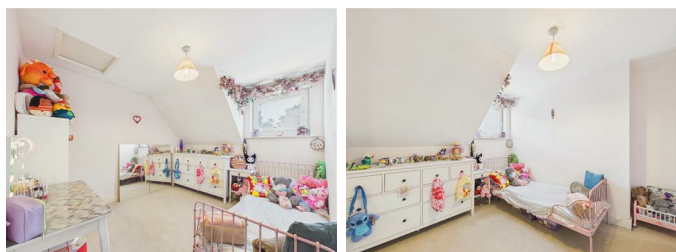
HOME GYM

22'10" x 15'1" (6.97m x 4.60m)



BEDROOM THREE

10'10" x 10'9" (3.32m x 3.30m)

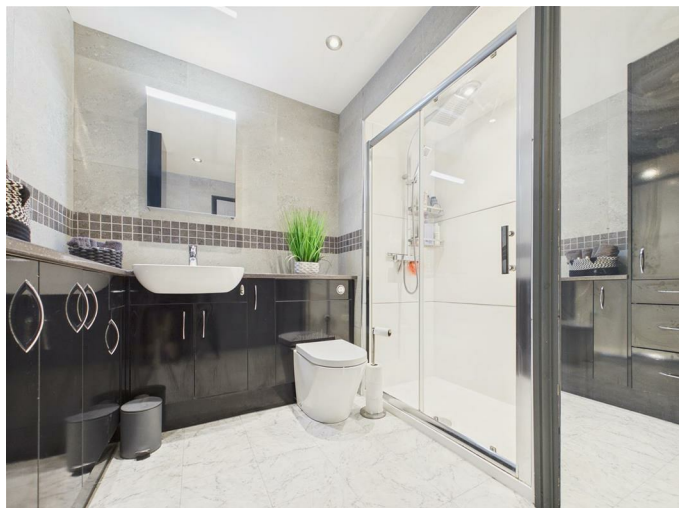


SAUNA



SHOWER ROOM

8'1" x 8'0" (2.48m x 2.46m)



GROUND FLOOR W/C

6'7" x 5'6" (2.02m x 1.69m)



ADDITIONAL ROOF VOID

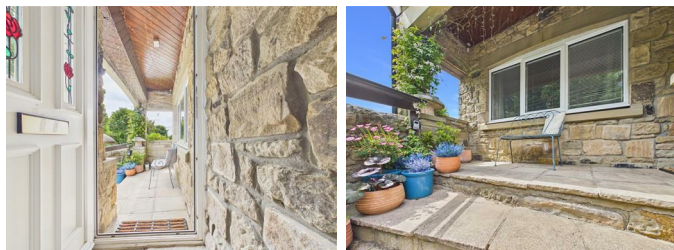
25'9" x 15'8" (7.85m x 4.78m)

DOUBLE GARAGE

16'7" x 15'0" (5.06m x 4.59m)



FRONT VERANDA



EXTERNAL

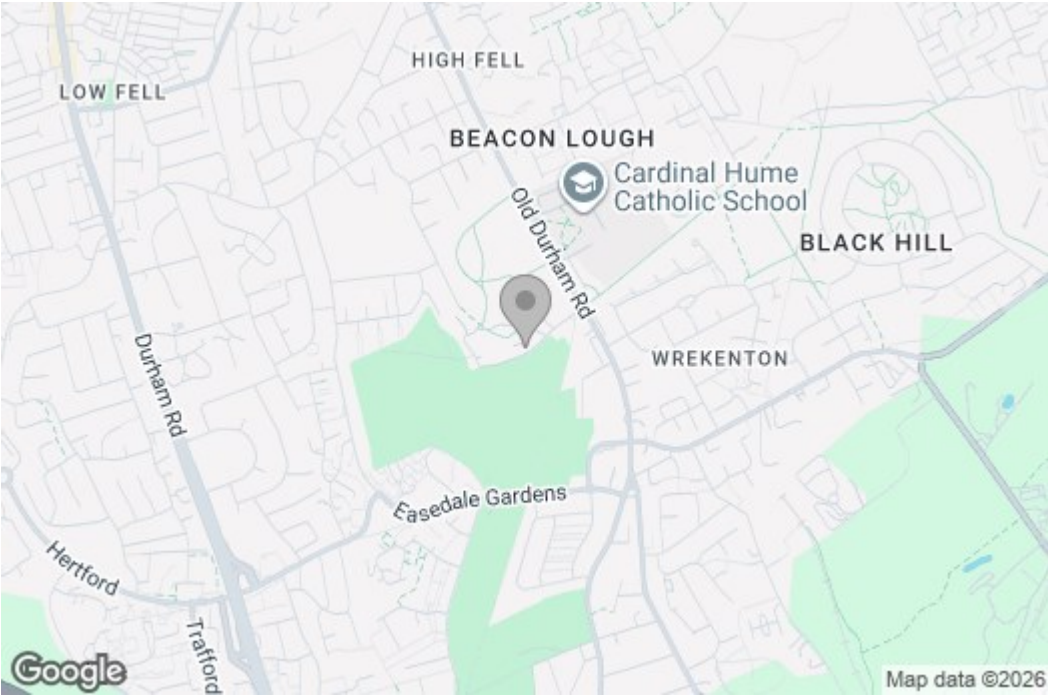


Property disclaimer

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

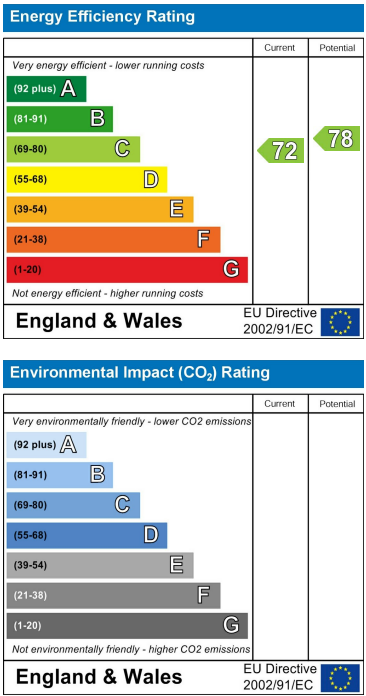
Area Map



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 an representation or warranty in respect of the property.

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Energy Efficiency Graph



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