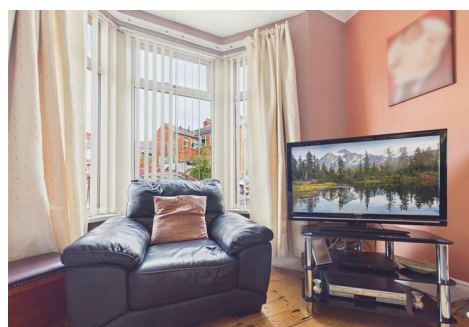
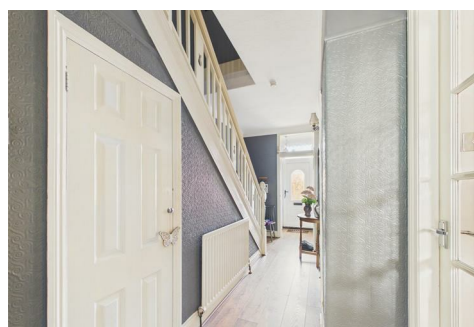




144 Fern Dene Road, Gateshead, NE8 4RY

Offers Over £195,000

Located on the charming Fern Dene Road, this delightful end-terraced house offers a perfect blend of comfort and style. Located within a popular area, it is conveniently situated within walking distance of the award-winning Saltwell Park, making it an ideal choice for families and nature lovers alike. Upon entering, you are greeted by a spacious front entrance vestibule that leads into a welcoming hallway. The lounge is a true highlight, featuring striped flooring, a striking feature fireplace, and a bay window that floods the room with natural light. Double doors seamlessly connect the lounge to the dining room, which boasts a recess to the chimney breast and an oak railway sleeper mantle, creating a warm and inviting atmosphere for entertaining. The kitchen is well-equipped with an integrated oven and fridge, providing all the essentials for culinary enthusiasts. A rear hallway offers built-in storage and convenient access to the outside space. On the first floor, the main bedroom is generously sized and features built-in sliding door wardrobes, ensuring ample storage. Two additional bedrooms provide flexibility for family living or guest accommodation, with one room also benefiting from fitted wardrobes. The family bathroom completes this level, offering a practical and comfortable space. The west-facing rear yard is a lovely outdoor retreat, perfect for enjoying the afternoon sun. Additionally, a cellar provides extra storage, while an electric roller shutter door offers off-street parking for added convenience. This lovely home is a must-see, and viewing is essential to fully appreciate its charm and spacious accommodation. Don't miss the opportunity to make this delightful property your own.

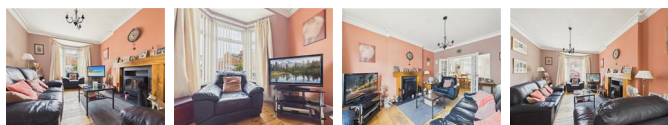
FRONT ENTRANCE VESTIBULE

ENTRANCE HALLWAY



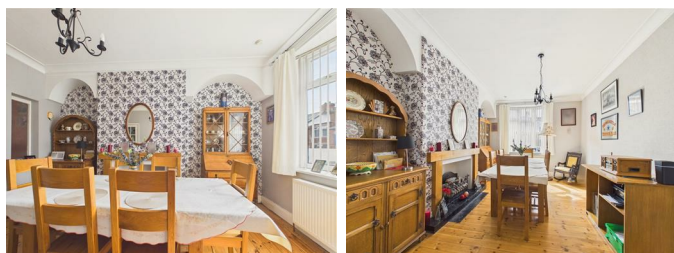
LOUNGE

17'3" into bay x 12'7" into alcove (5.28m into bay x 3.84m into alcove)



DINING ROOM

14'7" x 11'0" (4.45m x 3.36m)

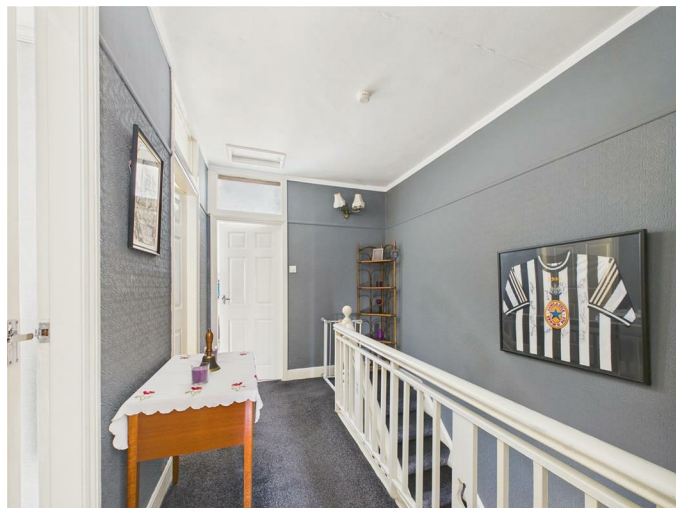


KITCHEN

10'8" x 7'3" (3.26m x 2.22m)

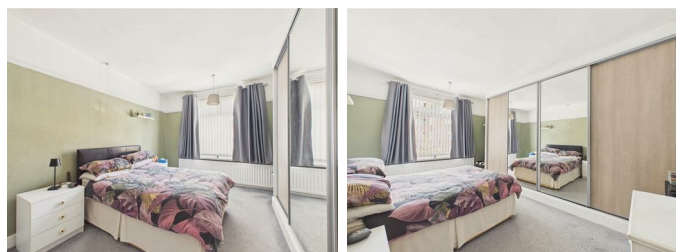


FIRST FLOOR LANDING



BEDROOM ONE

14'11" x 9'10" to chimney breast (4.55m x 3.00m to chimney breast)



BEDROOM TWO

14'2" x 11'0" into recess (4.33m x 3.37m into recess)



BEDROOM THREE

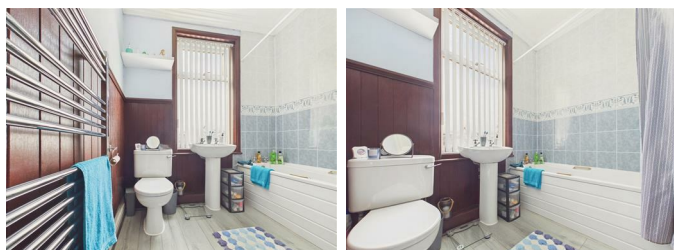
10'9" x 7'6" (3.30m x 2.30m)



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.

FAMILY BATHROOM

7'8" x 7'5" (2.34m x 2.28m)



EXTERNAL



CELLAR

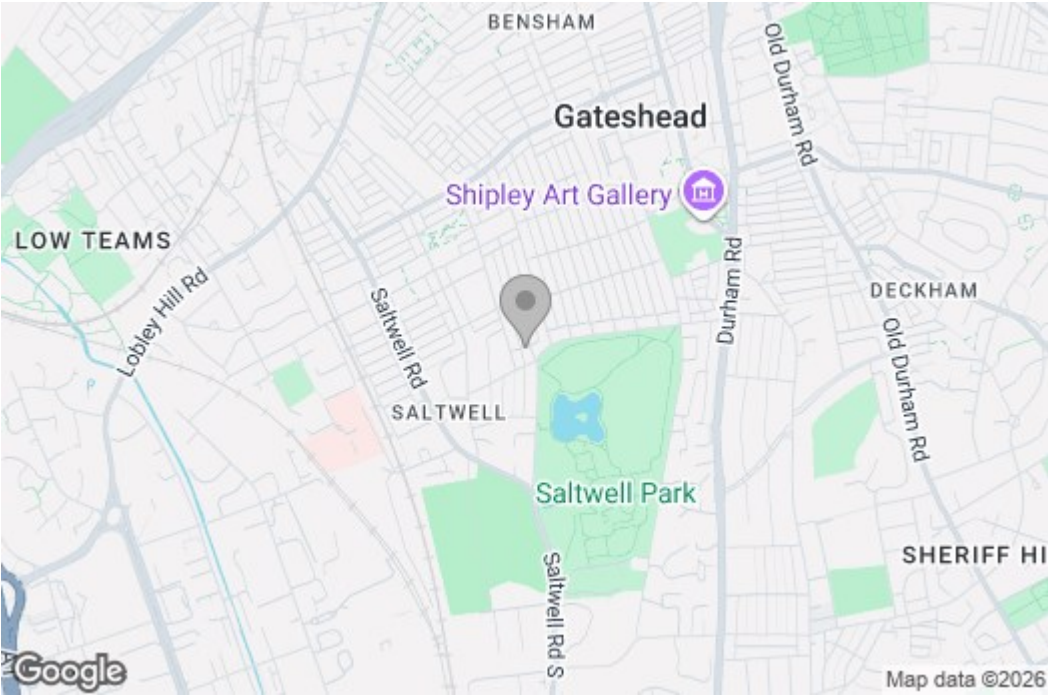


Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to

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.

Energy Efficiency Graph

