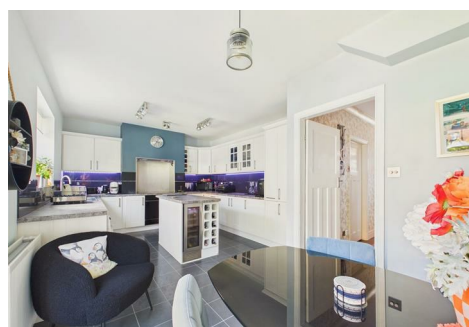


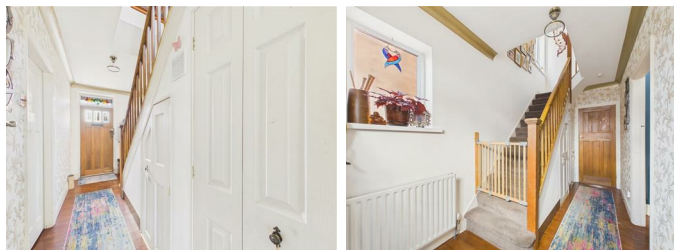


9 Stratford Gardens, Gateshead, NE9 5HE

Offers Over £280,000

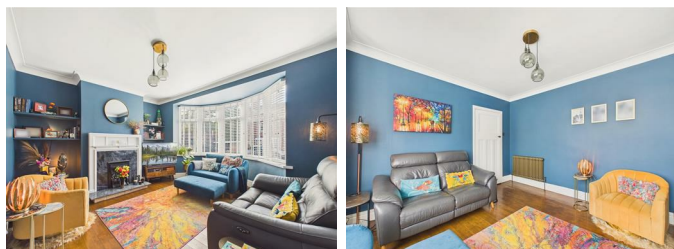
Nestled in the highly sought-after area of Low Fell, this charming semi-detached house on Stratford Gardens is a true gem. This much-loved home boasts a welcoming entrance, featuring a solid wood front door that leads into a hallway adorned with elegant oak flooring and convenient storage cupboards. The spacious lounge is a delightful space, showcasing an original fire surround that adds character, complemented by a cast antique gold radiator and a lovely bay window that bathes the room in natural light. The dining kitchen is a modern marvel, complete with a central island with wine cooler, integrated oven, warming drawer, ceramic hob, dishwasher, and fridge/freezer, making it perfect for both cooking and entertaining. French doors seamlessly connect the kitchen to the rear garden, allowing for easy outdoor access. On the first floor, the landing leads to the main bedroom, which features bespoke fitted wardrobes in both alcoves, providing ample storage. Two additional bedrooms offer versatility for family living or guest accommodation. The family bathroom is well-appointed with a four-piece suite with original cast iron bath, ensuring comfort for all. The property is surrounded by beautiful gardens, with well-maintained front and rear spaces. The rear garden features paved patio areas and a raised decked sun terrace, ideal for enjoying sunny days and al fresco dining. A driveway at the front provides convenient off-street parking. Viewings are highly recommended to fully appreciate the charm and warmth of this lovely family home. Don't miss the opportunity to make this delightful property your own.

ENTRANCE HALLWAY



LOUNGE

14'3" into bay x 13'5" into alcoves (4.35m into bay x 4.09m into alcoves)

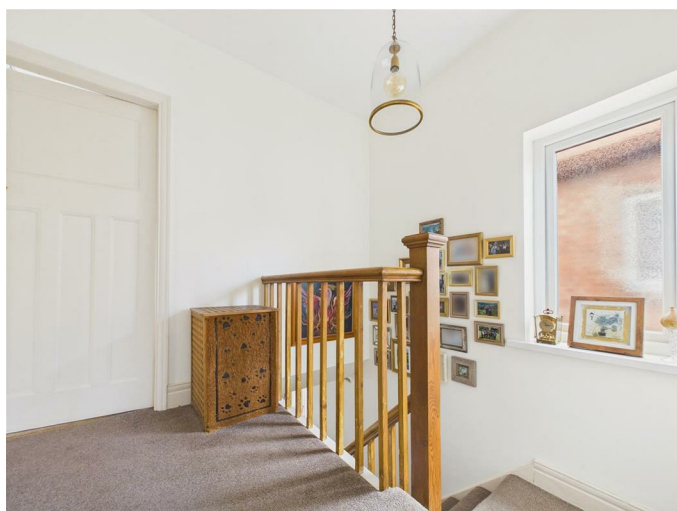


DINING KITCHEN

19'8" x 11'10" (6.01m x 3.63m)



FIRST FLOOR LANDING



BEDROOM ONE

11'11" x 10'6" (3.64m x 3.22m)



FAMILY BATHROOM

7'10" x 7'7" (2.40m x 2.33m)



BEDROOM TWO

11'2" x 10'8" (3.42m x 3.26m)

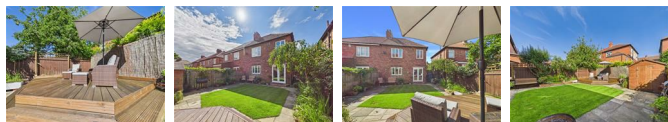


BEDROOM THREE

9'1" x 8'3" (2.77m x 2.53m)



EXTERNAL

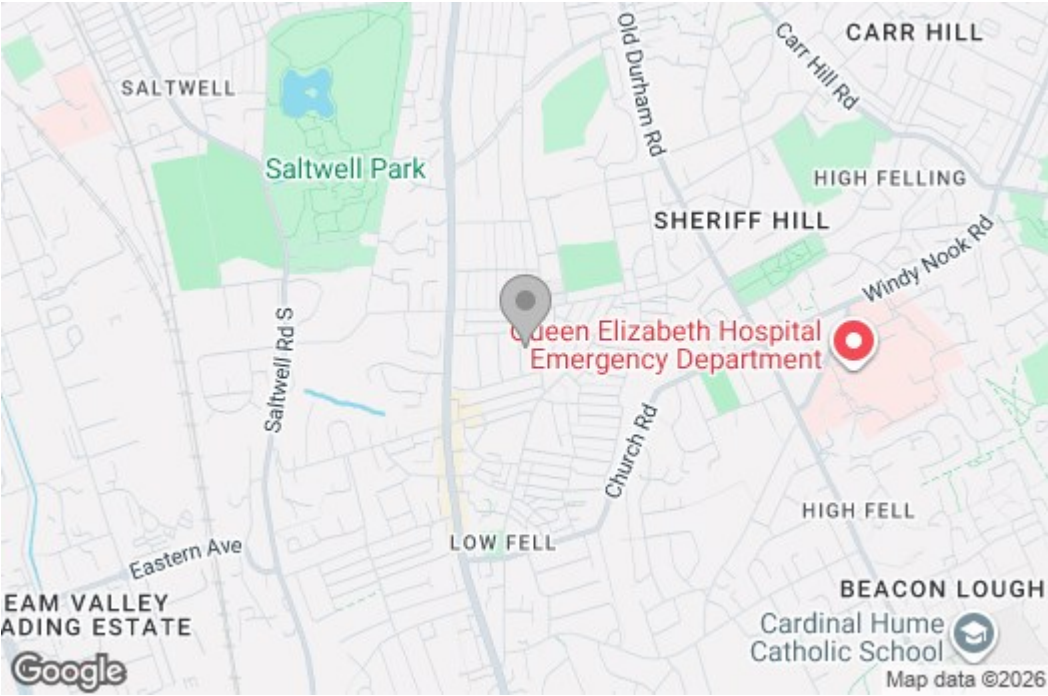


Property disclaimer

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.

Energy Efficiency Graph

