GORDON BROWN
SALES & LETTING









13 West Park Road, Gateshead, NE8 4SP

Offers Over £389,950

Nestled on the charming West Park Road, this splendid Edwardian terraced house offers a delightful blend of original character and modern convenience. Overlooking the picturesque Saltwell Park, the property is a true gem for families seeking both space and style. Spanning three generous floors, this home features two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The lounge is particularly noteworthy, boasting a superb log burning stove that creates a warm and welcoming atmosphere. The adjoining dining room, or snug, is enhanced by a feature fireplace, adding to the home's charm. The breakfasting kitchen is well-equipped with integrated appliances, making it a practical space for daily meals and gatherings. The first floor landing leads to three spacious bedrooms, one of which is currently utilised as a home office, alongside a family bathroom. Ascend to the top floor, where you will find two additional bedrooms and a second bathroom, providing ample accommodation for family and guests. The property also benefits from a cellar area, offering excellent storage solutions or the potential for a hobby space. Outside, the front and rear gardens provide lovely outdoor areas, while a garage door at the rear ensures convenient off-street parking. This substantial family home, with its many original features including detailed coving, corbels, and fireplaces, is a rare find in such a desirable location. Viewing is essential to fully appreciate the charm and space this property has to offer.

ENTRANCE VESTIBULE

ENTRANCE HALLWAY
24'8" x 14'1" (7.52m x 4.30m)





LOUNGE
14'4" x 14'1" (4.37m x 4.30m)






DINING ROOM
14'9" x 12'7" (4.52m x 3.86m)



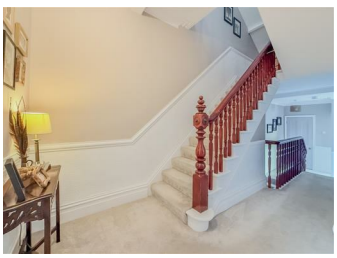

BREAKFASTING KITCHEN
20'2" x 9'10" (6.15m x 3.02m)






CELLAR
22'1" x 19'4" (6.74m x 5.91m)

FIRST FLOOR LANDING
15'8" x 6'5" (4.80m x 1.96m)




BEDROOM ONE
17'7" x 11'6" (5.38m x 3.52m)





BEDROOM TWO
14'4" x 12'4" (4.39m x 3.77m)




HOME/OFFICE
10'10" x 6'11" (3.31m x 2.13m)

FAMILY BATHROOM
10'2" x 9'6" (3.11m x 2.91m)




SECOND FLOOR LANDING

BEDROOM FOUR
11'2" x 11'1" (3.42m x 3.39m)



BEDROOM FIVE/SNUG
11'1" x 11'0" (3.38m x 3.36m)



BATHROOM TWO
6'4" x 5'8" (1.94m x 1.73m)



EXTERNAL



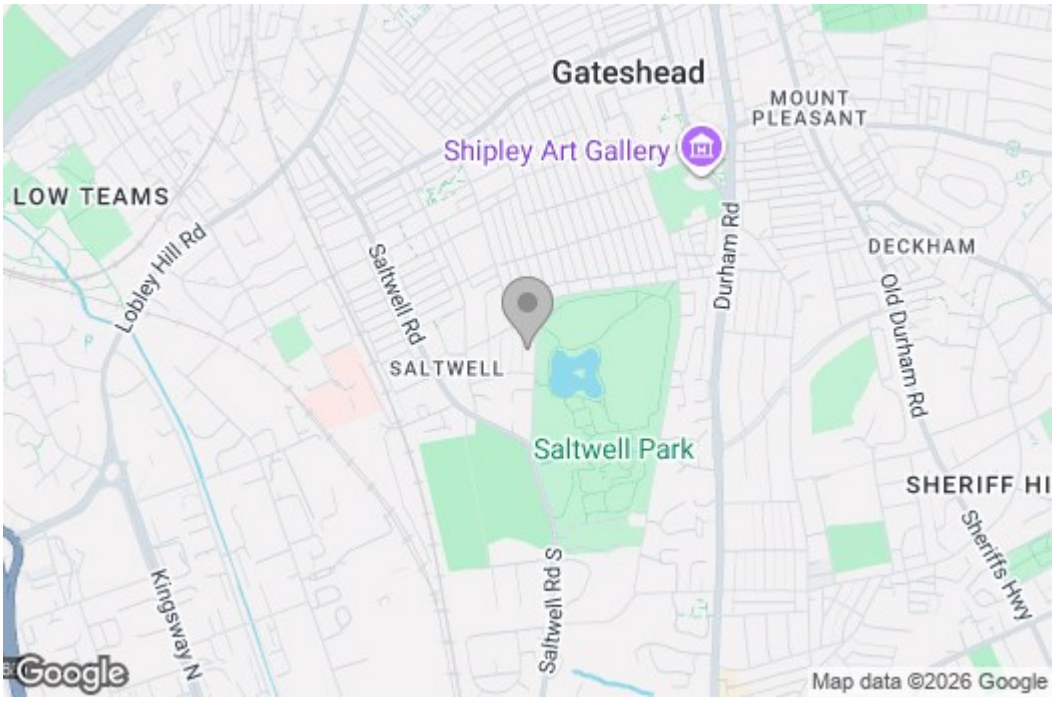


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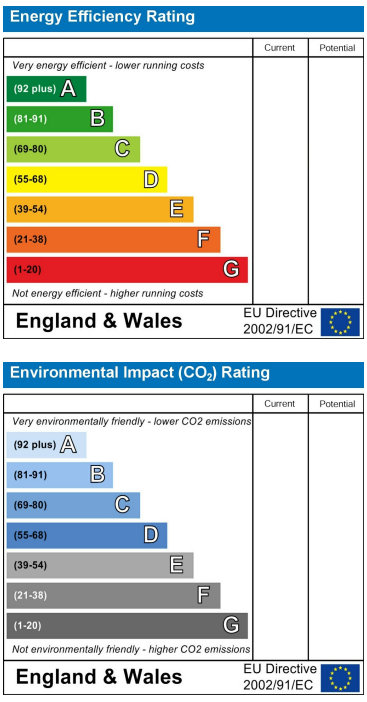
Floor Plan



Area Map



Energy Efficiency Graph



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429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk