



1 South Street, Gateshead, NE8 4BD

Offers Over £160,000

Situated on South Street, we are delighted to bring to the market this superb double fronted period house which will be ideal for a first time buyer, young couple or family. The house has double glazing and gas central heating is fitted with radiators and a combi boiler. The property is located with great commuting links for Low Fell and Newcastle City Centre. The accommodation briefly comprises; entrance lobby, hallway, lounge with log burning stove, separate dining room and a modern fitted kitchen. Upstairs, a landing provided access into the family bathroom/wc and two double bedrooms. A third bedroom is accessed via the second bedroom and is currently being used as a home office. Externally, a lovely enclosed yard is located to the rear. This home is beautifully appointed and we highly recommend an internal viewing.

ENTRANCE LOBBY

Access to the home is via a upvc entrance door. An internal door opens into the hallway.

HALLWAY

With a period staircase which leads to the first floor. Internal doors opens into the lounge and dining room.

LOUNGE

14'2" x 14'7" (4.34 x 4.45)



With an Adams style fireplace which features a recess with a hearth which houses a log burning stove. There is a radiator and double glazed windows overlooks the front aspect.

DINING ROOM

14'3" x 13'7" (4.35 x 4.15)



With a radiator and double glazed windows overlooks the front aspect. There are two very useful pantry style storage cupboards with built in shelving. An internal door opens through into the kitchen.

KITCHEN

8'7" x 7'10" (2.64 x 2.40)



The kitchen is fitted with a range of floor and wall units with working surfaces which include a sink unit which is fitted with a mixer tap. Built in appliances includes a gas hob with an electric oven fitted below. An extractor fan is fitted above. Recesses have been provided for a washing machine and a fridge freezer. A double glazed window overlooks the yard and a double glazed door opens into the rear yard.

FIRST FLOOR



With a landing which opens into the bathroom/wc and both double bedrooms.

MASTER BEDROOM ONE

14'7" x 13'8" (4.45 x 4.17)



With a radiator and double glazed windows overlooks the front aspect. Fitted wardrobe.

DOUBLE BEDROOM TWO

14'4" x 9'7" (4.38 x 2.93)

With a radiator and a double glazed window overlooks the front aspect. An internal door leads through into bedroom three.

BEDROOM THREE / HOME OFFICE

8'4" x 7'10" (2.55 x 2.39)



With direct access through from the second bedroom. This room is currently being used as a home office. There is a radiator and a double glazed window overlooks the side aspect.

BATHROOM/WC



With a white three live suite which briefly comprises; low level wc, wash hand basin and a panelled bath which is fitted with a shower above. The walls are tiled, there is a radiator and a double glazed window overlooks the front street.

EXTERNAL

At the rear of the home there is a lovely enclosed yard which is fitted with artificial lawn and a decked patio area. A gate opens into the rear lane.

Tenure

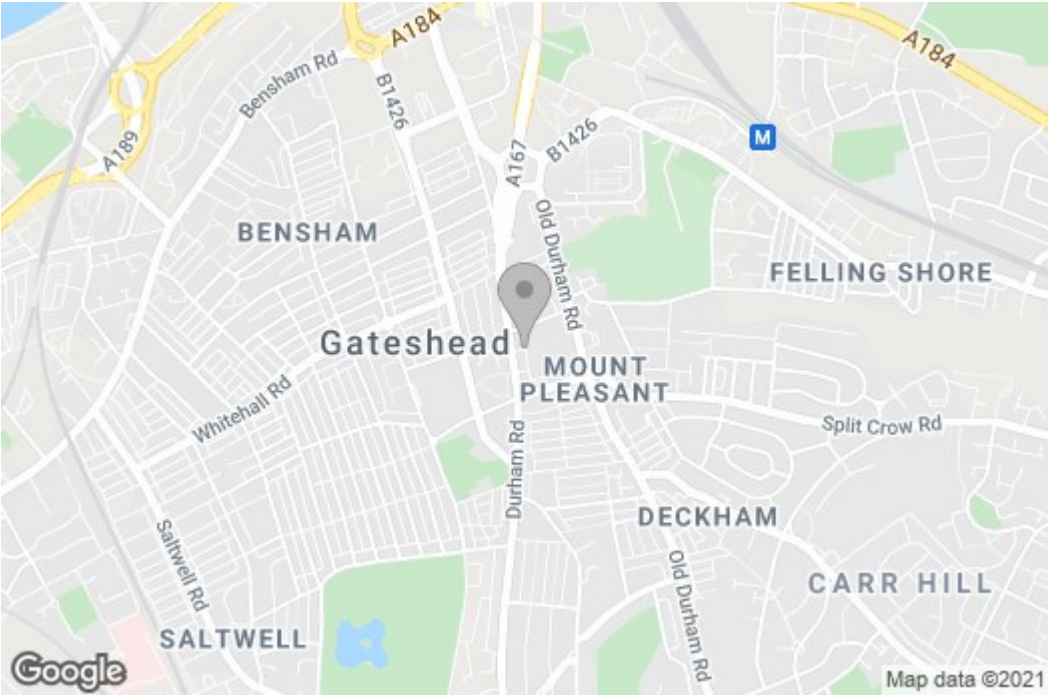
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

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

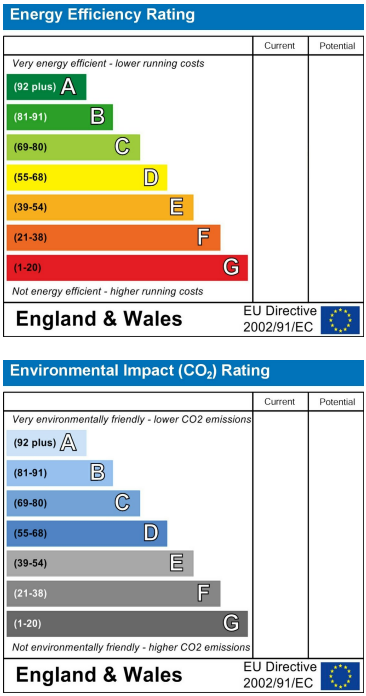
Area Map



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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