



## 46 Fullerton Place, Gateshead, NE9 5LP

£94,950

A lovely Victorian terraced house located on Fullerton Place NE9 5LP, within this popular location. The house is warmed via gas central heating and has the benefit of uPVC double glazing. The spacious accommodation is presented over three floors and briefly comprises: ground floor entrance into the lounge which has a loving flame effect gas fire and feature surround, and open access into the dining area. The lower ground floor opens into the breakfast room which has a door opening onto a South west facing patio garden, kitchen with utility cupboard, and a family bathroom/wc. The top floor landing provides access into the master bedroom, two further bedrooms and a shower room/wc. Viewings are highly recommended to appreciate this lovely family home which offers charm and character.



## Entrance

A composite front entrance door opens into the living room.

## Living Room

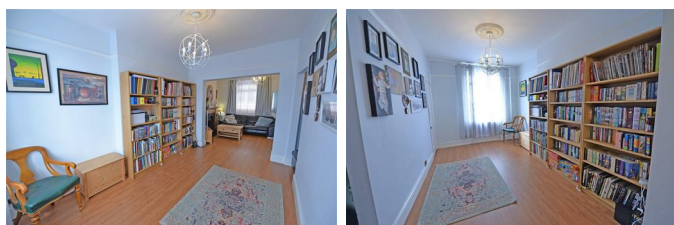
12'9" x 10'7" (3.90 x 3.24)



With a picture rail, ceiling rose, feature fireplace and hearth, laminate flooring, window overlooking the front aspect and open access into the dining room.

## Office/ Library/ Entertainment room

13'9" x 9'6" (4.20 x 2.90)

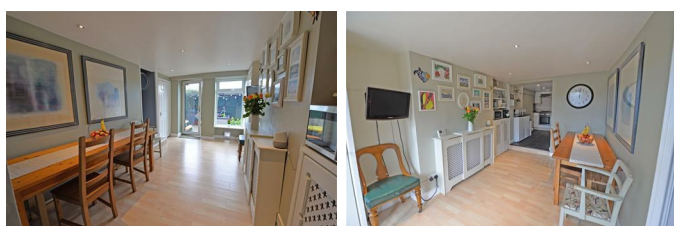


Laminate flooring, radiator, window overlooking the rear aspect, access stairs to lower ground floor and access into an internal hallway which has a window overlooking the rear aspect and a staircase leading to the first floor.

## Lower Ground Floor

### Kitchen Dining Room

13'6" x 9'1" (4.13 x 2.78)



Built in cupboard, radiator with a decorative cover, laminate flooring, window and a uPVC exit door to the rear, and open access into the kitchen.

### Utility Cupboard

Plumbed for a washing machine.

## Kitchen

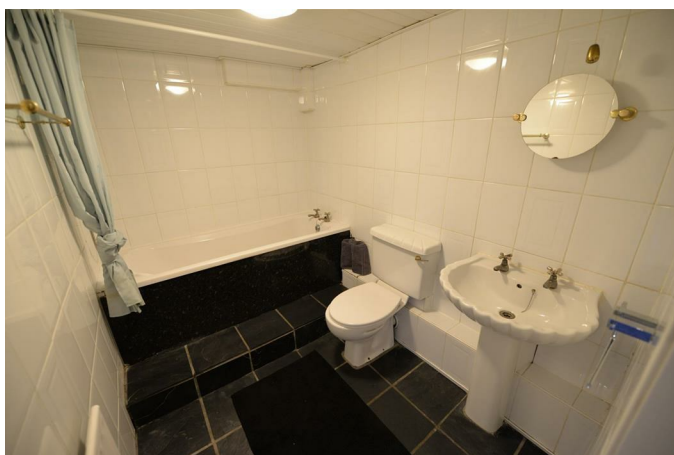
11'4" x 6'7" (3.46 x 2.02)



Base and eye level units with contrasting work surfaces, integrated oven, gas hob and concealed cooker hood, stainless steel sink, free standing fridge and freezer, partial tiling to the walls, tiled floor.

## Family Bathroom

8'10" x 5'6" (2.70 x 1.70)



Panelled bath with an electric shower over, low level w/c, pedestal hand wash basin, tiling to the walls and floor, built in cupboard, single radiator, extractor.

## First Floor

Landing with loft access.

### Master Bedroom

11'2" x 9'7" (3.41 x 2.94)



Built in wardrobes, laminate flooring, radiator, window overlooking the rear elevation.

### Bedroom Two

8'5" x 6'5" (2.58 x 1.96)



Laminate flooring, window overlooking the front elevation.

### Bedroom Three

11'0" x 6'0" (3.37 x 1.85)



Single radiator, window overlooking the front elevation.

### Shower Room



Double shower cubicle, low level w/c, vanity hand wash basin, tile effect uPVC cladding to the walls, towel warmer and an extractor.

### External

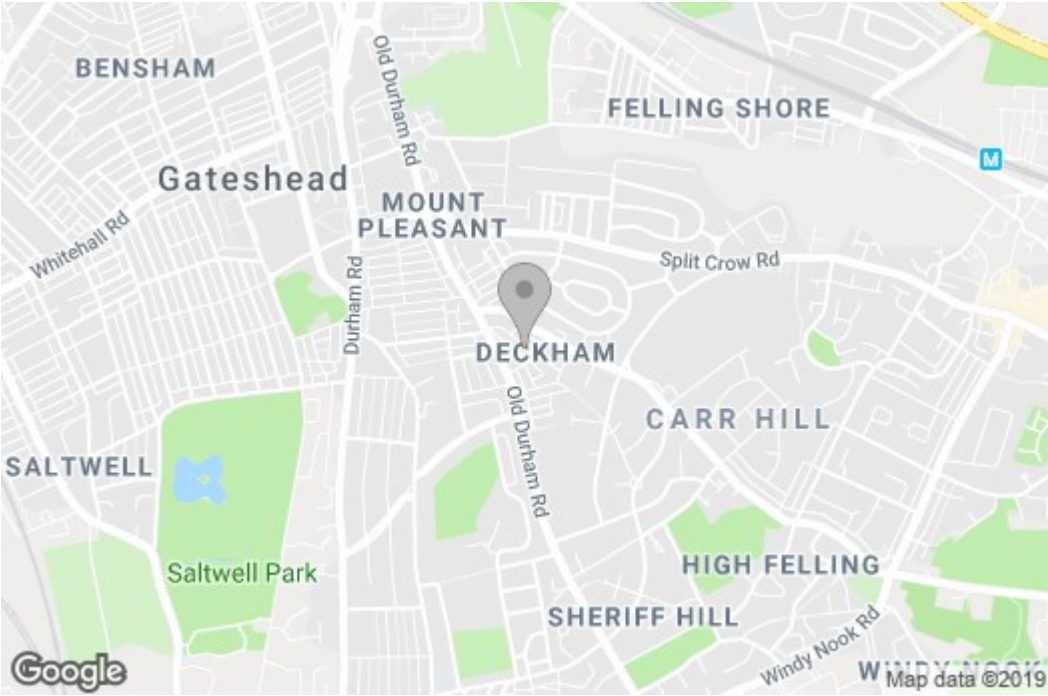


There is a South west facing patio garden to the rear with an up and over door.



Floor Plan

Area Map



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Energy Efficiency Graph

