



26 Larne Crescent, Gateshead, NE9 5RQ

£239,950

Boasting exceptional views from the rear aspect, we are delighted to bring to the market this lovely 1930's semi detached house which has undergone a program of refurbishment. The house has double glazing and gas central heating is via a combi boiler. The house is sure to appeal to a young couple, or family and must be viewed internally. The house benefits from a superb open plan living area at the rear of the home, which features a kitchen area with Bi fold doors and lovely vaulted ceiling. There is also a dining area and enough space for a second sitting room. A formal lounge is separately located at the front of the home and features a bay window. Other rooms on the ground floor comprise of a utility room and a ground floor wc. Upstairs a landing opens into three bedrooms and there is a modern bathroom/wc. Externally a good sized gated driveway provides the home with off road parking and a good sized tiered garden is located at the rear which is south/westerly facing. This home is beautifully appointed and we highly recommend an internal viewing.

ENTRANCE HALLWAY



Access to the home is via a double glazed door. There is a radiator and a staircase leads to the first floor accommodation.

LOUNGE

12'5" x 11'11" (3.79 x 3.64)



With a radiator and a double glazed bay window overlooks the front aspect.

KITCHEN / DINING AREA / SITTING ROOM

32'3" x 11'10" (9.84 x 3.61)



This room is stunning and very spacious. The kitchen area features a range of floor and wall units with working surfaces including a sink unit which is fitted with a mixer tap. There is also a central island which is fitted with a breakfasting bar. An integrated hob with an oven below is also fitted into the island. A sink unit is fitted with a mixer tap and single drainer. Recesses have been provided for a dishwasher and a double sized fridge freezer unit. The kitchen area features a vaulted ceiling with exposed beams and a set of double glazed Bi fold doors opens into the rear garden. The dining area has a radiator and a double glazed window overlooks the rear garden. Beyond the dining area, there is enough space for a second

sitting/lounge area which features a double glazed bay window which boasts a lovely view of the garden and Silver Hills.

UTILITY ROOM

6'0" x 4'9" (1.84 x 1.47)

With a newly installed wall mounted combi boiler and a working surface. A recess has been provided for a washing machine and tumble dryer. Double glazed window overlooks the front aspect. An internal door opens into the ground floor wc.

GROUND FLOOR WC

3'6" x 4'9" (1.09 x 1.46)

With a low level wc, wash hand basin and a double glazed window.

FIRST FLOOR



With a landing which has a double glazed window which overlooks the side aspect. Internal doors opens into all three bedrooms and the bathroom/wc.

BEDROOM ONE

10'10" x 12'6" (3.31 x 3.83)



This bedroom has a radiator and a double glazed window overlooks the rear garden and features lovely views.

BEDROOM TWO

12'0" x 10'11" (3.67 x 3.33)



With a radiator and a double glazed window overlooks the front aspect.

BEDROOM THREE

6'11" x 7'11" (2.13 x 2.42)



With a radiator and a double glazed window overlooks the front aspect. Storage cupboard.

BATHROOM/WC

6'9" x 5'9" (2.08 x 1.77)



The bathroom is fully tiled, with a modern white suite which briefly comprising; low level wc, wash hand basin and a L shaped bath with boiler fed shower fitted above. A double glazed window overlooks the side aspect. Heated towel rail.

EXTERNAL



At the front of the home, there is a gated driveway which will provide parking for two cars. The garden at the front is also well stocked with plants, shrubs and a lawned section. The rear garden is spacious and presented on tiered levels. The main part of the garden features a large decked area and gravelled

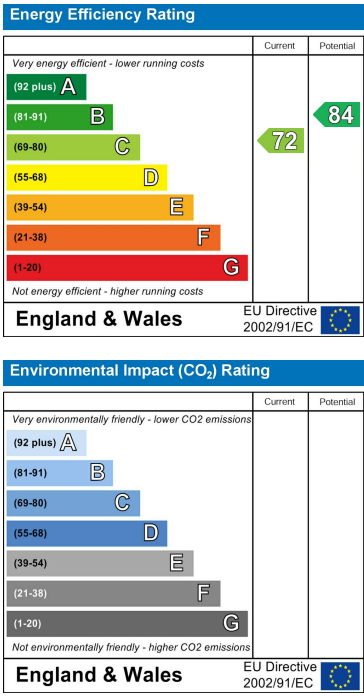
borders. The garden is also well stocked with plants, trees and shrubs. External tap and power point.

Floor Plan

Area Map



Energy Efficiency Graph



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