

SIGNATURE

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📍 Keppel Street, Gateshead NE11 9AR

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**Asking Price
£450,000**

Signature North East presents this stunning detached house on Keppel Street, Gateshead. Built in 1870, this former Vicarage seamlessly blends historical charm with modern convenience. The property is located in a welcoming residential area known for its community spirit and easy access to a wide range of amenities. It is ideal for families, with nearby schools, a short 5-minute drive to the Metrocentre, and close proximity to the Quayside along the River Tyne in Newcastle. Commuting is straightforward, with good transport links including nearby bus routes and road access to both Gateshead and Newcastle.

This remarkable home spans three levels and is filled with original period features, ceiling roses, period moulding, a Victorian stained glass window and original wooden floorboards. The ground floor, the heart of the home, offers a spacious living room with a bow window overlooking the back garden and a fireplace, perfect for family gatherings. Adjacent is the dining room, which features sliding doors to the conservatory—an ideal space for enjoying garden views, even on rainy days, with outdoor access.

The kitchen/breakfast room is equipped with ample base units, a Belfast type sink, and plenty of counter space, creating a perfect area for informal family meals. A large window fills the space with natural light. A utility/pantry room adjacent to the kitchen provides extra storage and outdoor access. The ground floor also includes a bright study with two windows and an original fireplace, along with a convenient WC.

On the first floor, you'll find three generously sized double bedrooms, each with large windows offering beautiful views. Two of the bedrooms also feature charming fireplaces. The floor also includes a shower room and a three-piece family bathroom with a freestanding Victorian style bathtub. The second floor offers two additional well-appointed bedrooms with charming ceiling beams, plus a large storage room for added convenience.

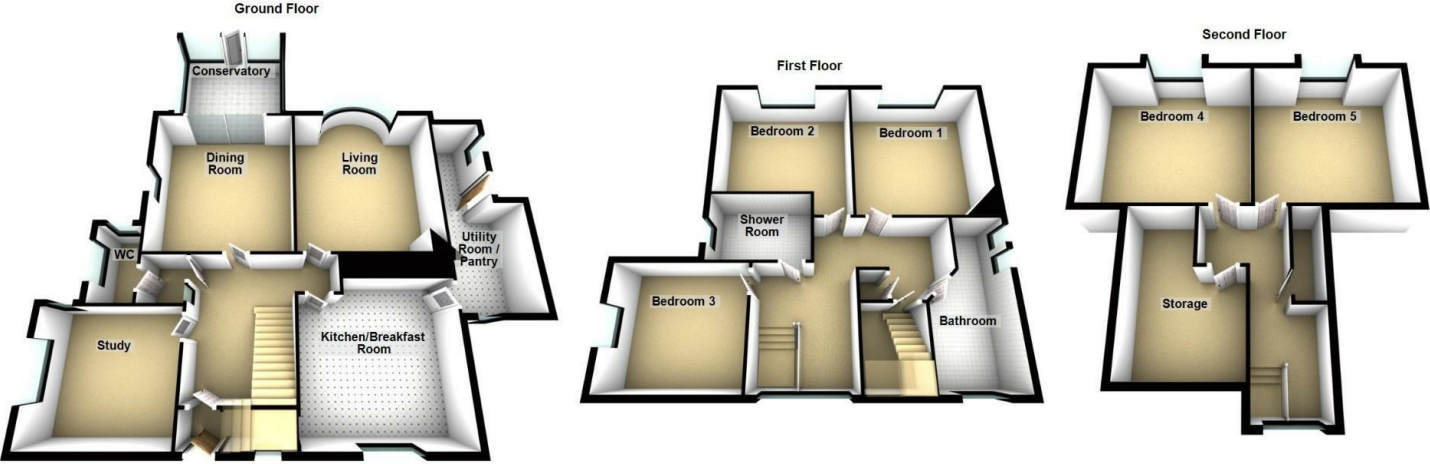
The outdoor space is a garden enthusiast's dream, with a well-established back garden, lush lawn, mature trees, and a patio area perfect for al fresco dining. A private gated driveway offers off-road parking for up to five cars.

This stunning former Vicarage, rich in period details and spacious living areas, is ready to welcome its new owners and create lasting memories.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

- Living Room
15'5" x 14'4"
- Dining Room
15'5" x 14'5"
- Study
12'10" x 11'6"
- Kitchen / Breakfast Room
15'1" x 14'4"
- Utility Room / Pantry
20'0" x 7'8"
- Conservatory
11'6" x 10'10"
- Bedroom One
14'11" x 14'4"
- Bedroom Two
15'7" x 14'5"
- Bedroom Three
12'10" x 11'6"
- Bathroom
16'9" x 8'1"
- Shower Room
10'2" x 6'11"
- Bedroom Four
14'10" x 13'11"
- Bedroom Five
13'11" x 13'6"

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	46	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







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