



## 474 Old Durham Road, Gateshead, NE9 5DR

Offers Over £320,000

Nestled on Old Durham Road in Gateshead, this charming three-bedroom semi-detached house with pedestrianised walkway to the front. As you step inside, you are greeted by a spacious hallway, two inviting reception rooms, perfect for entertaining guests or simply unwinding after a long day.

The ground floor boasts a spacious reception hallway, a convenient ground floor w.c., and a cosy lounge complete with a log burner - ideal for those chilly evenings. The heart of the home lies in the well-appointed kitchen that seamlessly flows into a dining room, offering a perfect space for family meals or social gatherings. The dining room has been tastefully extended with Bi-fold doors that lead out onto a decked patio area, creating a seamless indoor-outdoor living experience.

Upstairs, you will find three comfortable bedrooms, two of which feature fitted wardrobes providing ample storage space. The stylishly refitted bathroom is a sanctuary in itself, featuring a double shower enclosure for a touch of luxury. Outside, the property boasts a rear garden, perfect for enjoying a spot of sunshine or al fresco dining. Parking is made easy with a garage to the rear, providing off-street parking for one vehicle. Don't miss the opportunity to make this delightful property your own - a perfect blend of comfort, style, and functionality awaits you at Old Durham Road, internal viewing is essential to fully appreciate the size of accommodation on offer here in this lovely home. FREEHOLD.

## RECEPTION HALLWAY



## DINING ROOM

18'6" x 10'4" (5.64 x 3.16)



## GROUND FLOOR W.C.



## ACCOMMODATION FIRST FLOOR



## LOUNGE

17'7" x 13'4" (5.38 x 4.07)



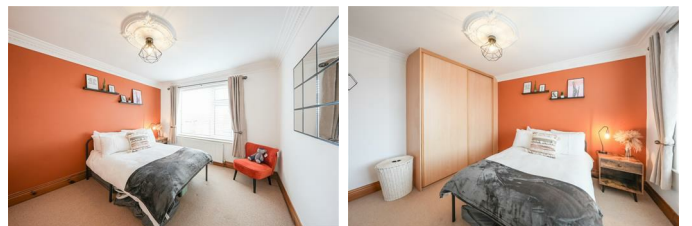
## BEDROOM ONE

14'9" x 10'6" (4.51 x 3.21)



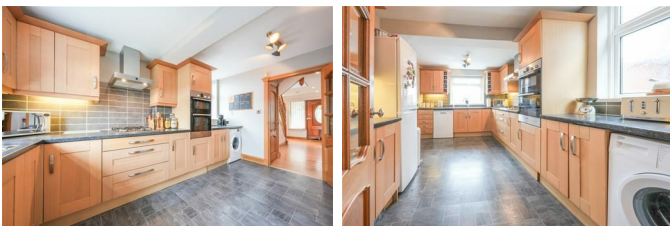
## BEDROOM TWO

13'3" x 10'5" (4.04 x 3.20)



## KITCHEN

14'2" x 10'0" (4.33 x 3.05)



## BEDROOM THREE

8'3" x 7'10" (2.54 x 2.41)



## BATHROOM/ W.C.



## EXTERNAL

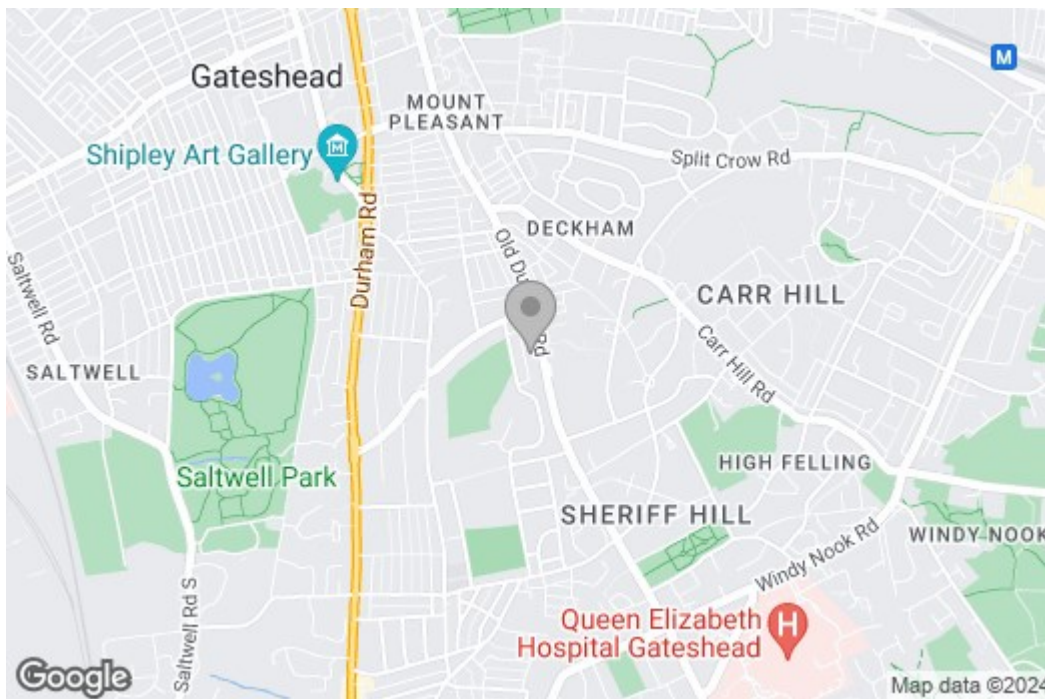


### Property disclaimer

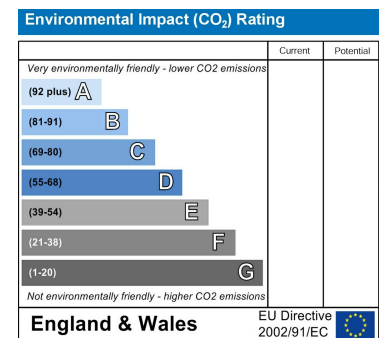
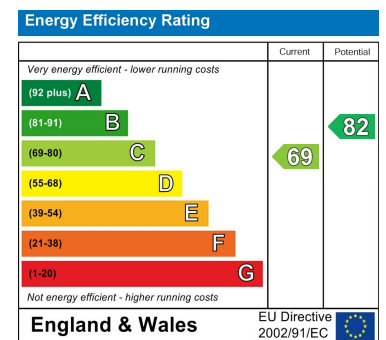
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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