



## 25 Thomas Street, Gateshead, NE9 7YA

£235,000

Located on the charming Thomas Street in Eighton Banks, this stone-built terraced house is a true gem in a highly sought-after area. The property boasts a delightful outlook to the front, adding to its appeal. Upon entering, you are greeted by an inviting hallway leading to a cosy living room featuring a wood-burning stove, perfect for those chilly evenings. The dining kitchen is a highlight, complete with integrated oven and microwave, as well as stylish LVT flooring.

One of the standout features of this property is the conservatory, offering a seamless transition to the rear yard through French doors and boasting underfloor heating for year-round comfort. Additionally, there is a convenient ground floor w/c for guests. Heading upstairs, you will find two double bedrooms, both adorned with elegant Bamboo flooring. The family bathroom is well-equipped with plumbing for a washing machine and underfloor heating, adding a touch of luxury to everyday living. The second floor surprises with two good-sized bedrooms and a shower room, providing ample space for a growing family or guests. Outside, the property offers well-maintained gardens to the front and rear, perfect for enjoying the outdoors. In conclusion, this property on Thomas Street is a must-see with its charming features and prime location. Book a viewing today to fully appreciate all that this lovely terraced house has to offer.

## ENTRANCE HALLWAY

### LIVING ROOM

17'1" x 13'2" (5.21m x 4.02m)



### DINING KITCHEN

14'9" x 8'9" (4.52m x 2.69m)



### CONSERVATORY

10'0" x 8'2" (3.06m x 2.50m)



### GROUND FLOOR W/C



## FIRST FLOOR LANDING



### BEDROOM ONE

13'6" x 11'11" (4.13m x 3.64m)



### BEDROOM TWO

12'10" x 8'11" (3.93m x 2.74m)



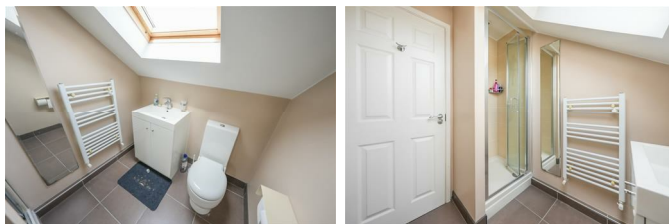
## FAMILY BATHROOM

9'4" x 7'4" (2.86m x 2.25m)



## SHOWER ROOM

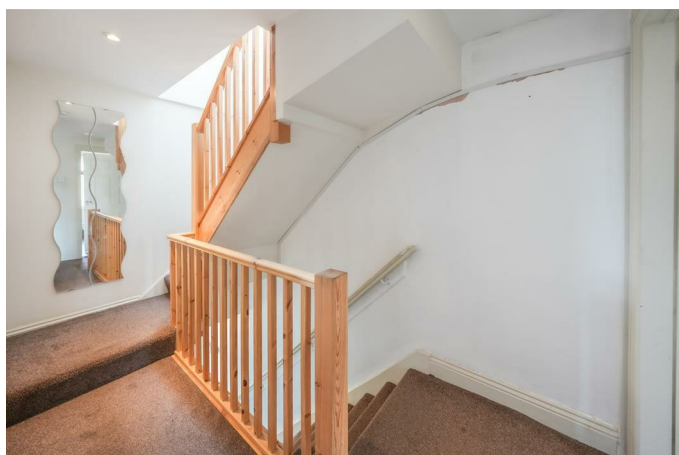
6'5" x 5'8" (1.96m x 1.74m)



## EXTERNAL



## SECOND FLOOR LANDING



## BEDROOM THREE

11'10" x 8'7" (3.61m x 2.64m)

## BEDROOM FOUR

11'1" x 9'0" (3.4m x 2.76m)



## 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.

## MATERIAL INFORMATION

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

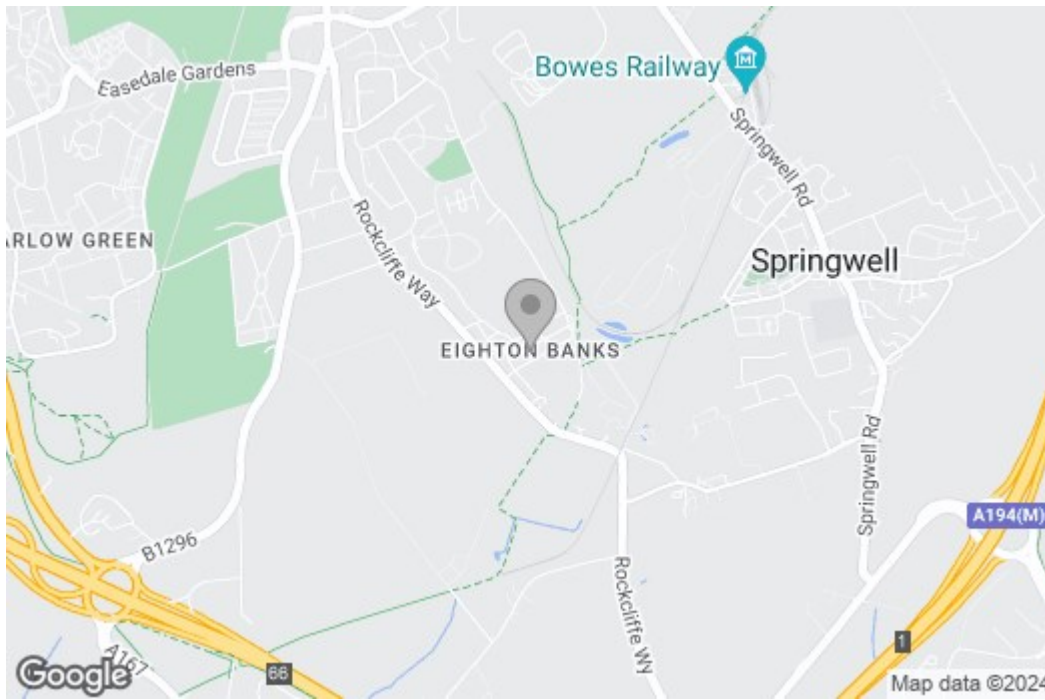
BT & SKY AVAILABLE - yes

BROADBAND - Basic -Ultrafast

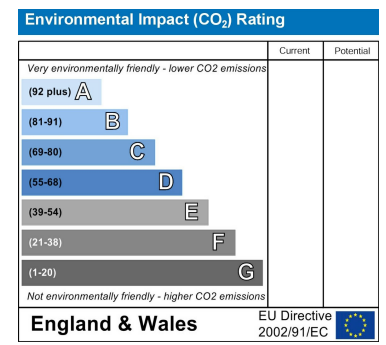
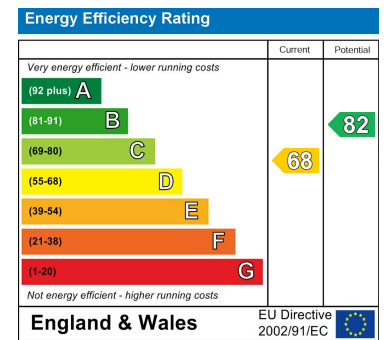
MOBILE COVERAGE - EE, Vodafone, O2

# Floor Plan

## Area Map



## Energy Efficiency Graph



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 a representation or warranty in respect of the property.