



15 Wythburn Place, Gateshead, NE9 6YT

Offers In The Region Of £169,950

Step into the lovely setting of Wythburn Place, ideally positioned within the sought after Beacon Lough Estate, with great access into Low Fell. Tucked away in a highly sought-after cul-de-sac location, this charming family home sits on a delightful corner plot, boasting a spacious rear and side garden that is sure to impress. Designed to cater to the needs of a growing family, this house exudes a warm and welcoming ambiance, drawing you in with its charm and practical layout. Enjoy the modern conveniences of double glazing and gas central heating, ensuring comfort and efficiency throughout the seasons.

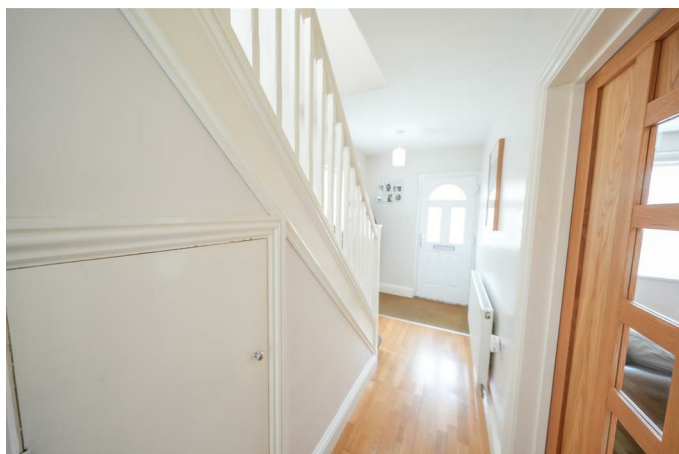
The focal point of the residence is the inviting open plan kitchen with a dining area, featuring French doors that open up to the serene rear garden, creating a seamless indoor-outdoor living experience. The accommodation comprises an entrance hallway, a cozy lounge with a bay window, a well-appointed kitchen/dining room, a contemporary bathroom/wc, and three inviting bedrooms, offering ample space for your family to enjoy.

Conveniently located, Wythburn Place provides easy access to central Low Fell, excellent transport links to bustling Newcastle City Centre, and a variety of local shops nearby. Embrace the essence of a perfect family home in this lovely property, where comfort, style, and functionality harmoniously come together to create a welcoming sanctuary for you and your loved ones.

Uncover the potential of this charming abode and envision the possibilities that await you at Wythburn Place. Arrange a viewing today and take the first step towards making this house your family's dream home. FREEHOLD.

ENTRANCE HALLWAY

12'11" x 6'0" (3.95 x 1.83)



BEDROOM TWO

10'5" x 9'9" (3.18 x 2.98)



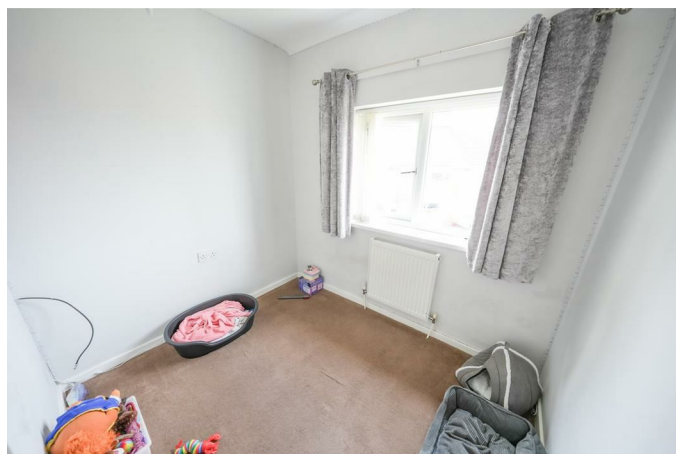
LOUNGE

13'1" x 12'7" (4.00 x 3.85)



BEDROOM THREE

8'0" x 8'7" (2.44 x 2.63)



KITCHEN / DINING AREA

18'9" x 9'5" (5.73 x 2.88)



FIRST FLOOR LANDING

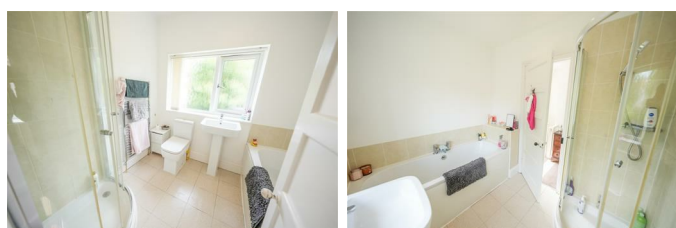
BEDROOM ONE

13'2" x 10'7" (4.03 x 3.24)



BATHROOM/WC

7'11" x 6'3" (2.42 x 1.93)



EXTERNAL



Gardens are located to all three sides.

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 -

Local Authority -

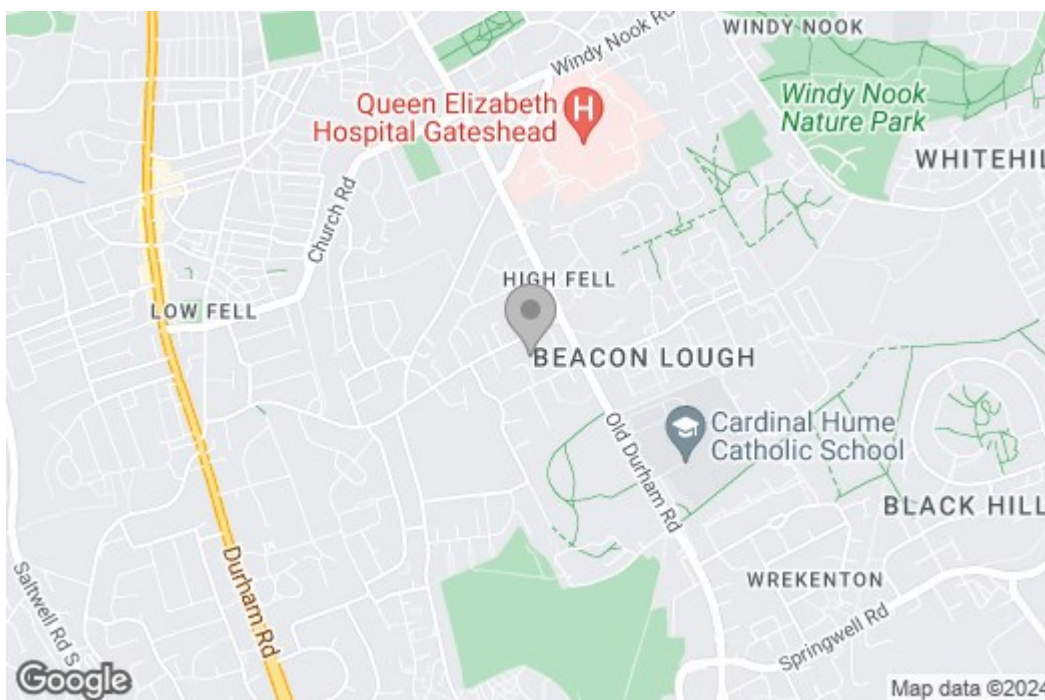
Satellite/Fibre TV Availability -

Broadband -

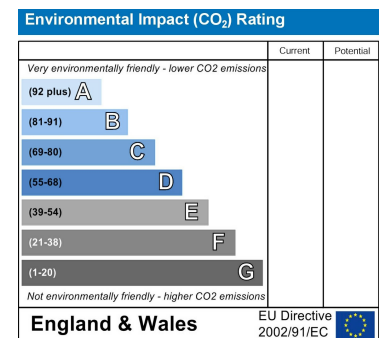
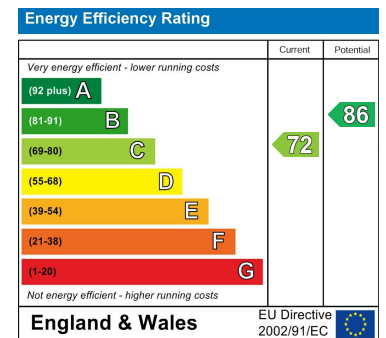
Mobile Coverage -

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 an representation or warranty in respect of the property.