



## 22 Eskdale Gardens, Gateshead, NE9 6NS

£239,950

Welcome to this stunning semi-detached house located in the desirable Eskdale Gardens. This superb family home offers not only a prime location but also breathtaking views to the West that will surely captivate your heart. As you step into this property, you are greeted by a spacious entrance hallway adorned with an elegant oak and glass balustrade to the staircase. The living room boasts a wall-mounted fire, perfect for relaxing evenings with your loved ones. The breakfasting kitchen is a chef's dream, equipped with a double oven and dishwasher for your convenience. Additionally, this charming home features a lovely snug and a utility room, which was previously a garage, providing extra space for various needs. Moving to the first floor, you will find three inviting bedrooms, each with fitted wardrobes, ensuring ample storage space for the whole family. The family bathroom offers both style and functionality for your daily routines. Furthermore, the loft has been thoughtfully floored for storage, complete with power and lighting for easy access. Outside, the property boasts a driveway with ample parking space at the front, while the private rear garden, facing West, includes a raised paved sun terrace where you can unwind and enjoy the fabulous views. Don't miss the opportunity to make this house your home and create unforgettable memories in this idyllic setting. Book a viewing today and experience the charm of Eskdale Gardens living at its finest.

## ENTRANCE HALLWAY



## LIVING ROOM

14'7" x 12'5" (4.47m x 3.81m)



## BREAKFASTING KITCHEN

18'11" x 10'7" (5.77m x 3.25m)



## SNUG

8'2" x 7'2" (2.50m x 2.19m)

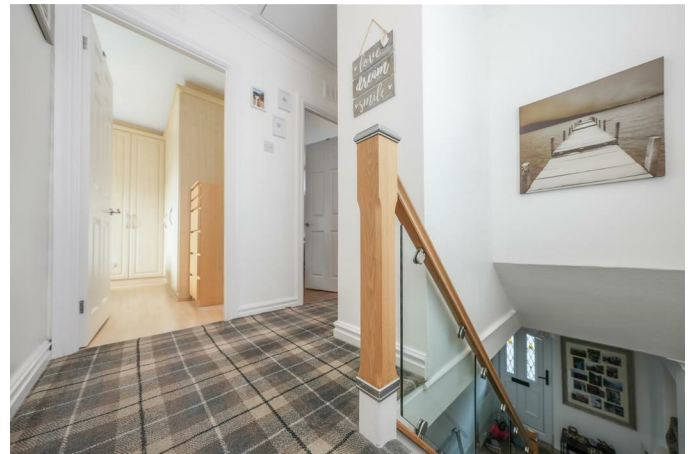


## UTILITY ROOM

16'10" x 7'9" (5.15m x 2.38m)

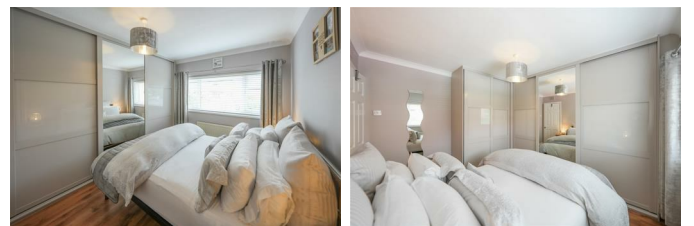


## FIRST FLOOR LANDING



## MAIN BEDROOM

12'4" x 8'7" to robes (3.77m x 2.64m to robes)



## BEDROOM TWO

10'9" x 10'9" (3.29m x 3.28m)



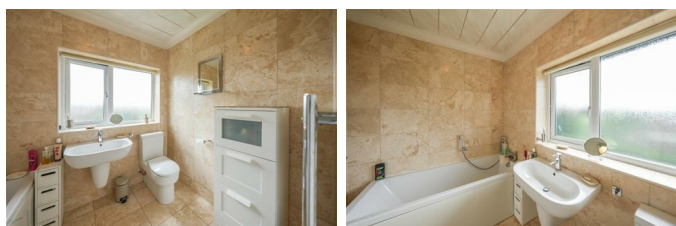
## BEDROOM THREE

9'3" x 5'9" (2.83m x 1.76m)



## BATHROOM

7'8" x 6'2" (2.34m x 1.88m)



## EXTERNAL



## 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

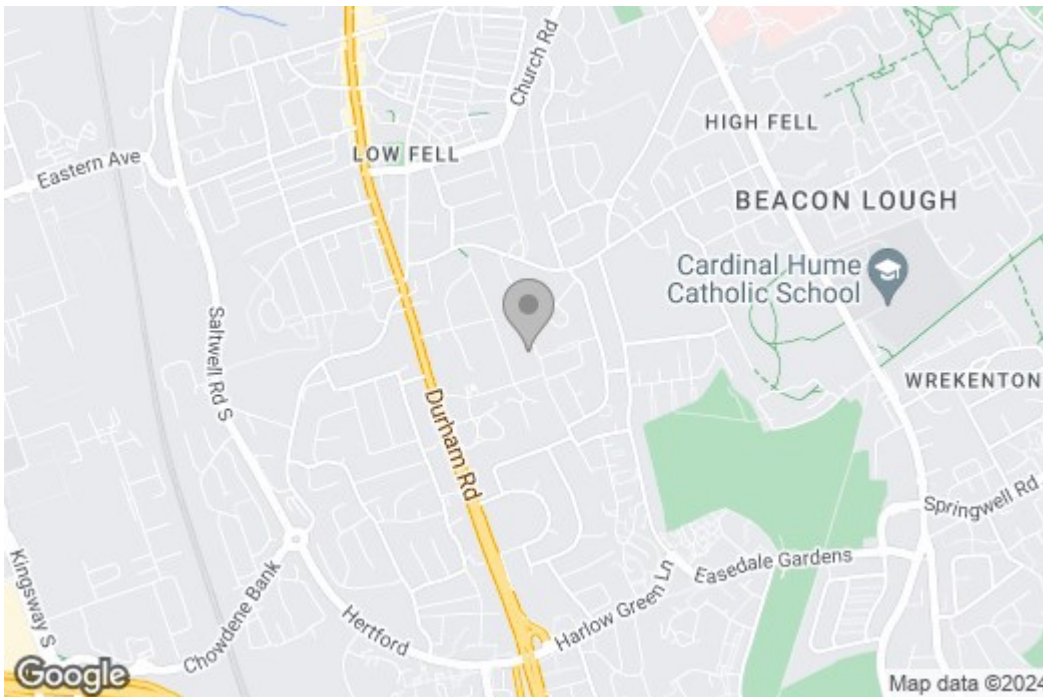
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

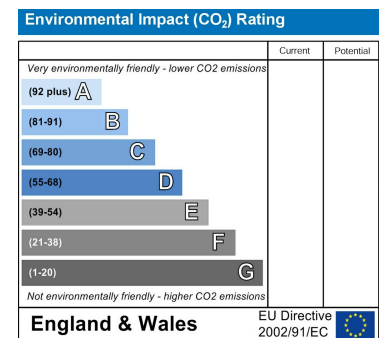
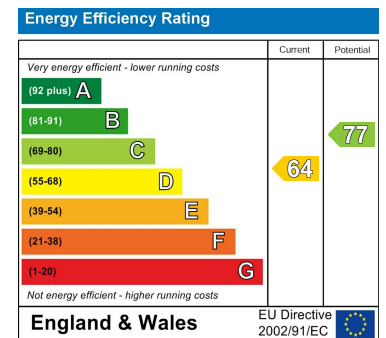
MOBILE COVERAGE - EE, Vodafone, Three, O2

# 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 an representation or warranty in respect of the property.