



## 369 Durham Road, Gateshead, NE9 5AL

Offers Over £450,000

Nestled in this sought-after area of Low Fell, this semi-detached house is a true gem waiting to be discovered. Boasting 6 bedrooms and 2 bathrooms, this impressive family home offers ample space for comfortable living. As you step inside, you are greeted by not one, but two inviting reception rooms. The living room exudes warmth with a charming log burning stove set in the Inglenook, perfect for cosy evenings. The adjacent dining room features an open fireplace and French doors that lead out to the rear patio, seamlessly blending indoor and outdoor living. The heart of the home lies in the dining kitchen, complete with integrated appliances such as a double oven, washing machine, and dishwasher. Venture upstairs to find the main bedroom adorned with built-in wardrobes and a period fire surround, exuding elegance and charm. Two additional bedrooms on this floor offer versatility, with one currently serving as a home office. Ascending to the second floor, you'll discover three more bedrooms and a convenient shower room. The highlight of this level is the breathtaking views to the West, providing a picturesque backdrop to everyday life. Outside, the property boasts well-maintained gardens to the front and rear, with the rear garden designed for low maintenance, perfect for relaxing or entertaining. A single garage at the rear of the property, complete with electricity, offers convenience and additional storage space. Don't miss the opportunity to make this house your home, where modern amenities blend seamlessly with period features, creating a harmonious living space in an excellent location.

## ENTRANCE PORCH



## BREAKFASTING KITCHEN

17'3" x 10'4" (5.26m x 3.16m)



## FIRST FLOOR LANDING



## ENTRANCE HALLWAY



## BEDROOM ONE

17'7" into bay x 11'11" (5.37m into bay x 3.65m)



## LIVING ROOM

17'5" into bay x 14'10" into alcoves (5.31m into bay x 4.53m into alcoves)



## DINING ROOM

15'1" x 12'6" (4.60m x 3.82m)



## BEDROOM TWO

15'3" x 13'7" (4.66m x 4.15m)



### FAMILY BATHROOM

8'8" x 6'3" (2.66m x 1.91m)



### SHOWER ROOM

7'1" x 5'9" (2.18m x 1.76m)



### BEDROOM FIVE/HOME OFFICE

10'9" x 8'1" (3.28m x 2.48m)



### BEDROOM FOUR

10'4" exc recess x 10'0" (3.15m exc recess x 3.06m)



### SECOND FLOOR LANDING

### BEDROOM THREE

13'10" x 10'7" (4.22m x 3.24m)



### BEDROOM SIX

7'10" x 5'11" (2.4m x 1.81m)



### EXTERNAL



## **GARAGE**

### **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

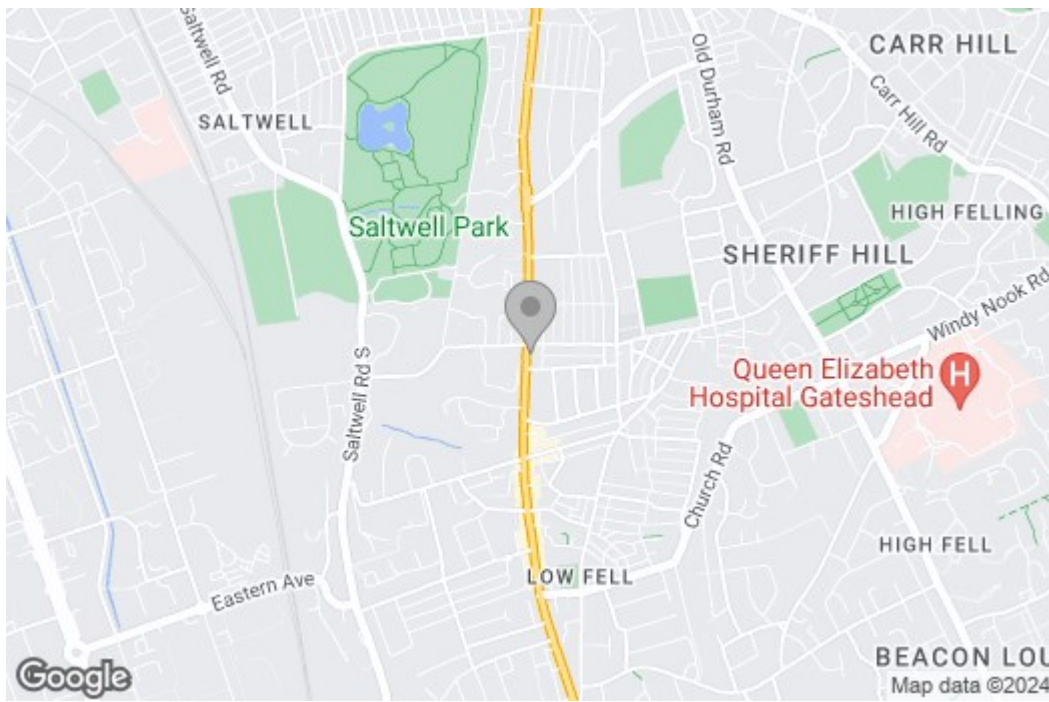
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

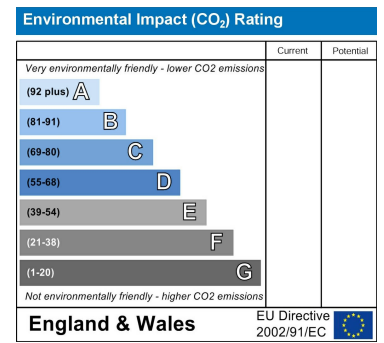
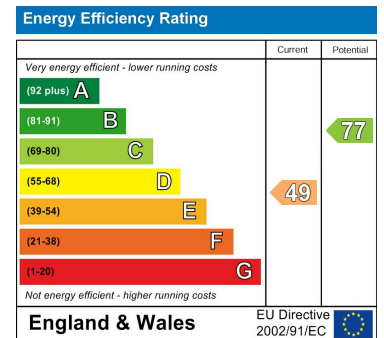
MOBILE COVERAGE - EE, Vodafone, Three, O2

# 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.