



7 Cleasby Gardens, Gateshead, NE9 5HL

£379,950

A charming extended semi-detached house nestled in the sought-after location at the heart of Low Fell. This lovely property boasts not only a prime location but also a spacious layout perfect for a growing family. As you step into the entrance hallway, you are greeted by a warm and inviting living room featuring a cosy log burning stove set in an inglenook. The dining/kitchen/snug area is a versatile space with a central island, ideal for family gatherings or entertaining guests, and it conveniently leads out to the rear patio where you can enjoy al fresco dining in the lovely gardens.

This property offers the convenience of a home office or den, a practical utility area, and a ground floor w/c, catering to modern living needs. Upstairs, you will find the main bedroom along with three additional bedrooms, providing ample space for a growing family or accommodating guests. The family bathroom completes the first floor, ensuring comfort and functionality for all. With gardens both at the front and rear, this property is a true gem for those who appreciate outdoor spaces and enjoy gardening or simply relaxing in the fresh air. This house is not just a house; it is a home where memories are made and cherished. Don't miss the opportunity to make this lovely family home yours and experience the best of what living in Low Fell has to offer. Contact us today to arrange a viewing and step into your future at Cleasby Gardens.

ENTRANCE HALLWAY



LIVING ROOM

14'6" x 14'2" (4.42m x 4.33m)



DINING KITCHEN/SNUG

16'1" extd to 21'9" x 14'5" red to 8'3" (4.92m extd to 6.63m x 4.41m red to 2.53m)



HOME OFFICE/SITTING ROOM

14'2" x 8'2" (4.33m x 2.50m)



UTILITY AREA

7'10" x 5'1" (2.41m x 1.55m)

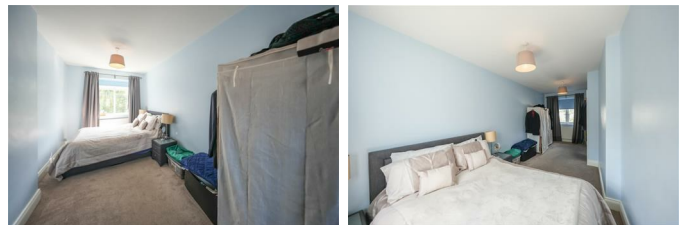
GROUND FLOOR W/C



FIRST FLOOR LANDING

BEDROOM ONE

22'9" x 8'4" (6.94m x 2.55m)



BEDROOM TWO

15'6" x 13'0" (4.74m x 3.98m)



BEDROOM THREE

11'11" x 11'2" (3.65m x 3.41m)



BEDROOM FOUR

8'7" x 8'1" (2.62m x 2.47m)



FAMILY BATHROOM

7'10" x 7'5" (2.41m x 2.27m)



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

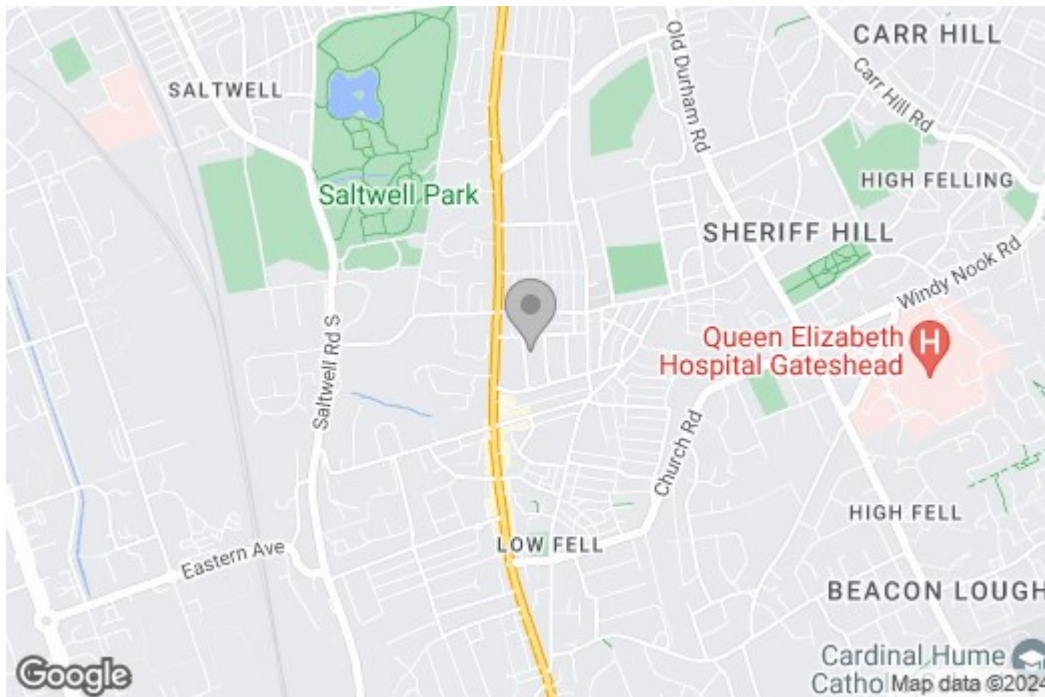
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

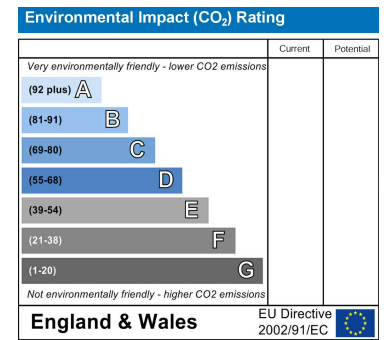
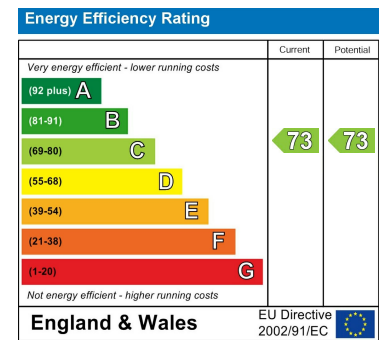
MOBILE COVERAGE - EE, Vodafone, Three, O2

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.