



## 44a Celandine Way, Gateshead, NE10 8QP

Asking Price £249,950

Nestled in the charming Celandine Way, this beautifully presented detached house is a true gem waiting to be discovered. Boasting a total of four bedrooms and two bathrooms, this property offers ample space for a growing family. As you step inside, you are greeted by a spacious ground floor featuring a convenient w/c, a spacious living room, and a dining kitchen illuminated by ambient lighting. The kitchen is a culinary delight, equipped with an integrated oven and a wine fridge. French doors open onto the rear garden, inviting the outdoors in and perfect for entertaining guests on warm summer evenings. Venturing upstairs, the first floor landing leads you to the main bedroom with its own en-suite shower room and a delightful view. Three additional bedrooms and a family bathroom complete the upper level, providing comfortable living spaces for the whole family. Immaculately maintained throughout, this property exudes warmth and charm, making it the perfect family home. The lovely gardens surrounding the house add a touch of tranquillity and offer a peaceful retreat from the hustle and bustle of everyday life. Driveway to the front for off street parking.

Don't miss the opportunity to make this house your home and create lasting memories in this inviting space.

## ENTRANCE HALLWAY



## BEDROOM ONE

12'9" x 12'0" (3.90m x 3.68m)



## GROUND FLOOR W/C



## EN-SUITE SHOWER ROOM



## LIVING ROOM

18'2" x 13'5" (5.54m x 4.09m)



## DINING KITCHEN

21'4" x 10'11" (6.52m x 3.34m)



## FIRST FLOOR LANDING

## BEDROOM TWO

12'7" x 7'3" (3.84m x 2.22m)



### BEDROOM THREE

10'3" x 8'7" (3.14m x 2.63m)



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

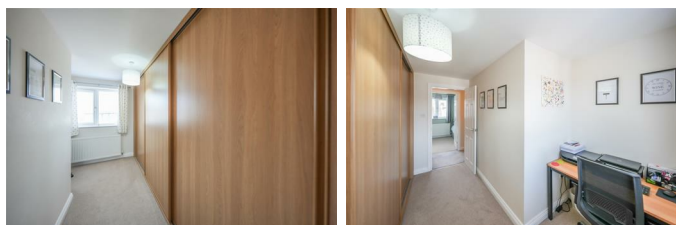
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

MOBILE COVERAGE - EE, Vodafone, Three, O2

### BEDROOM FOUR

10'9" x 5'11" (3.29m x 1.82m)



### FAMILY BATHROOM

7'3" x 5'5" (2.21m x 1.67m)



### EXTERNAL

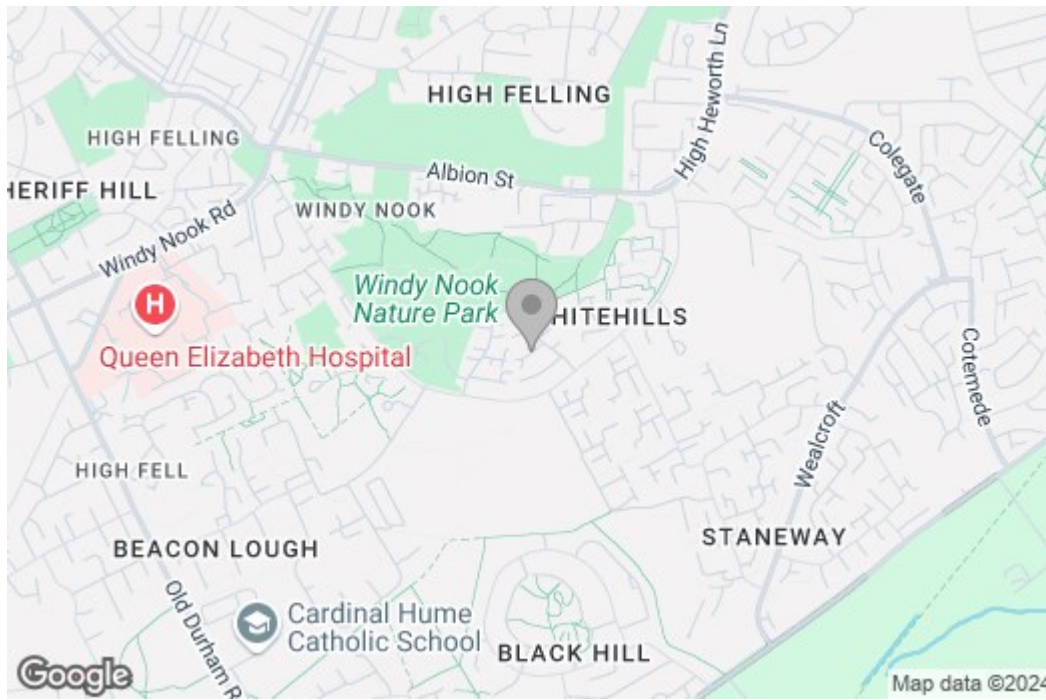


### Property disclaimer

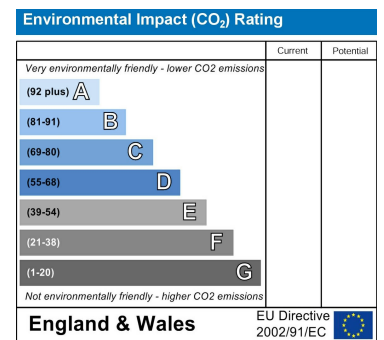
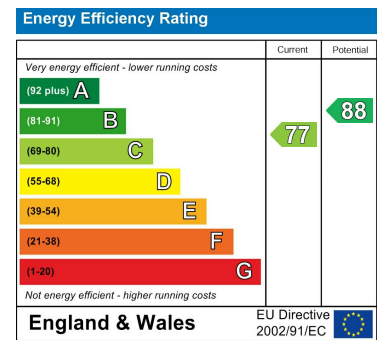
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification

# 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.