



## 40 Essex Gardens, Gateshead, NE9 5BB

£315,000

This charming three bedroom Victorian terraced property offers a blend of classic elegance and modern comfort, situated in the highly sought-after location of Low Fell.

**\*\*Accommodation Overview:\*\***

- A spacious hallway welcomes you into the home.
- The lounge provides a cosy retreat, perfect for relaxation.
- An adjoining dining room offers a versatile space for family meals and entertaining.
- The kitchen is well-appointed, providing functionality and ease for culinary enthusiasts.
- The first floor features three well-proportioned bedrooms, ideal for families or guests.
  - A modern family bathroom
- To the rear, you'll find a private yard with roller shutter door for off street parking.
  - A garage and cellar storage adds valuable space for storage and hobbies.

This property combines period features with contemporary living, making it an ideal choice for those looking to settle in a vibrant community. Don't miss out on the opportunity to make this lovely home your own!

## ENTRANCE HALLWAY



## LIVING ROOM

16'9" into bay x 14'11" into alcove (5.11m into bay x 4.57m into alcove)



## DINING ROOM

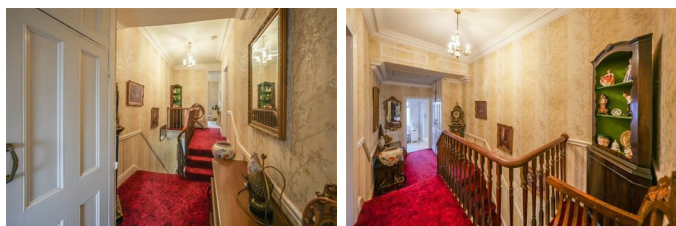


## KITCHEN

17'3" x 11'1" (5.28m x 3.39m)



## FIRST FLOOR LANDING



## BATHROOM

10'11" x 5'10" (3.35m x 1.80m)



## MAIN BEDROOM

14'7" x 13'5" (4.45m x 4.09m)



## BEDROOM TWO

13'5" x 13'3" (4.09m x 4.05m)



### BEDROOM THREE

10'6" x 7'7" (3.21m x 2.33m)



### GARAGE WITH CELLAR STORAGE

#### EXTERNAL

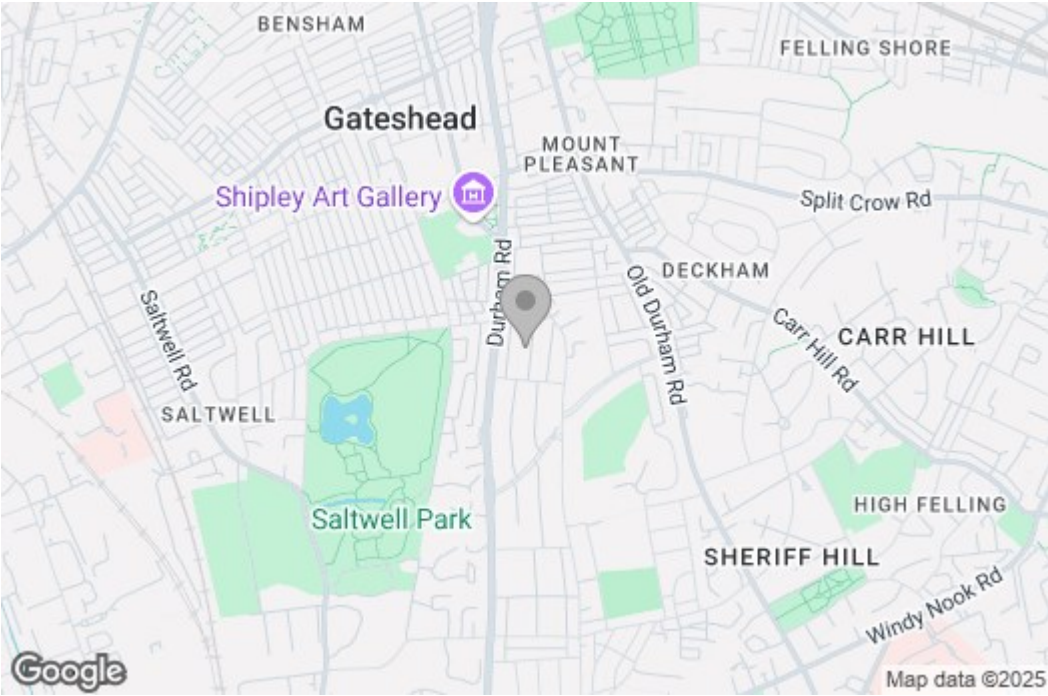


### Property disclaimer

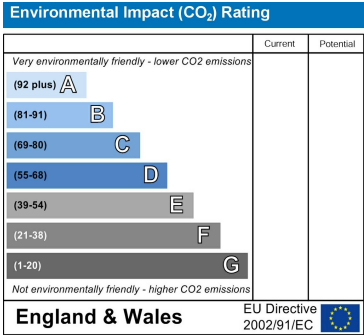
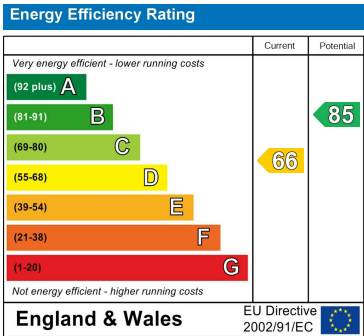
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Floor Plan

Area Map



Energy Efficiency Graph



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