



## 34 Church Road, Gateshead, NE9 5RJ

Offers Over £550,000

Located within this idyllic setting on Church Road, this terraced stone-built house is a true hidden gem. Boasting a prime location in a conservation area, this three bedroom property with converted attic space exudes character and elegance. As you step inside, you are greeted by two inviting reception rooms that are perfect for entertaining guests or simply relaxing with your family. The family room features a delightful fireplace and offers a lovely outlook, while the living room offers a log-burning stove set within an inglenook. The thoughtfully refurbished accommodation spans three floors, offering ample space for a growing family. The ground floor comprises a front entrance porch, an impressive hallway, a convenient ground floor w/c, and a dining kitchen equipped with integrated appliances and access onto the rear patio. Moving upstairs, the first floor houses the main bedroom complete with a dressing room and en-suite bathroom. Another bedroom can be accessed through the en-suite, with an additional double bedroom and a family bathroom completing this level. The second floor surprises with another great sized space, providing flexibility and privacy for all family members or guests. Outside, the property boasts beautiful gardens with lush lawns, paved patio areas, and mature borders, creating a tranquil outdoor space to enjoy sunny days or al-fresco dining. A garage and parking space provide off street parking. This stunning family home is truly a must-see to fully appreciate the period features, spacious layout, and the warmth it exudes. Book a viewing today and envision the life you could create in this remarkable property on Church Road.



## FRONT ENTRANCE PORCH

### ENTRANCE HALLWAY

18'9" x 8'0" (5.73m x 2.45m)



## GROUND FLOOR W/C



## FAMILY ROOM

13'11" x 13'11" (4.25m x 4.25m)



## LIVING/DINING ROOM

20'4" x 18'0" into bay (6.21m x 5.51m into bay)



## DINING KITCHEN

15'7" x 10'2" (4.76m x 3.11m)



## BEDROOM TWO

14'1" x 12'11" (4.30m x 3.96m)



## FIRST FLOOR LANDING



## EN-SUITE

9'4" x 7'3" (2.86m x 2.22m)



## MAIN BEDROOM

17'7" x 14'8" (5.38m x 4.49m)



## DRESSING ROOM

### FAMILY BATHROOM

9'4" x 7'9" (2.86m x 2.37m)



### ATTIC AREA TWO

6'6" x 6'5" (1.99m x 1.97m)



### BEDROOM THREE

12'0" x 11'7" (3.68m x 3.54m)



### WALK IN STORAGE



### SECOND FLOOR

#### ATTIC AREA ONE

20'3" x 14'10" (6.19m x 4.54m)



### EXTERNAL



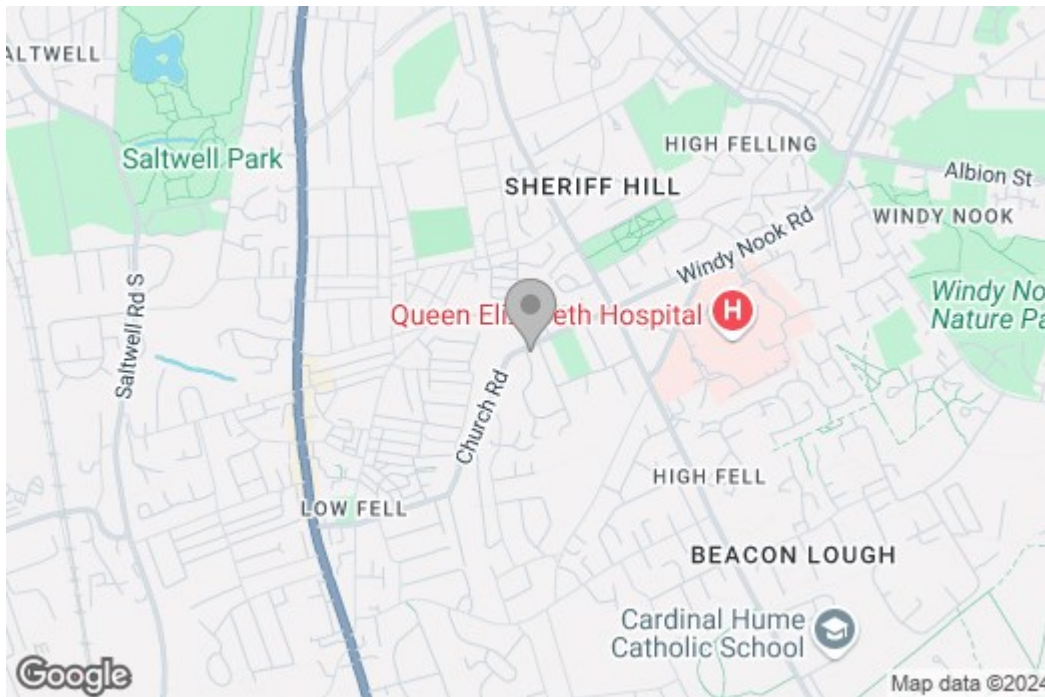
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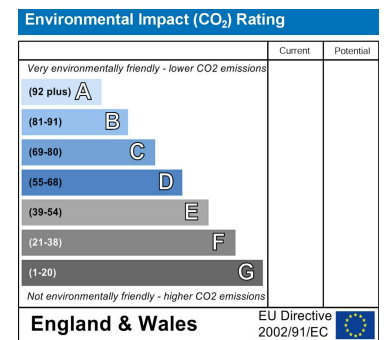
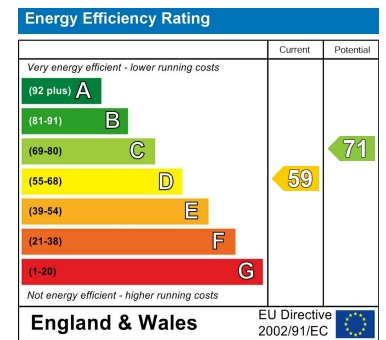


# Floor Plan

## Area Map



## Energy Efficiency Graph



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