GORDON BROWN









11 Prospect Terrace, Gateshead, NE9 7YE

Offers Over £210,000

Discover the charm of Prospect Terrace, a beautifully refurbished stone-built cottage that perfectly blends modern convenience with timeless character. This delightful home features a spacious extension to the rear, creating an inviting open-plan living area ideal for both relaxation and entertaining. Enjoy breathtaking views overlooking lush fields, providing a serene backdrop for your daily life. The lovely rear garden is perfect for outdoor enjoyment, while secure off-road parking is conveniently accessible via an electric roller shutter door. The stunning kitchen is equipped with built-in appliances, making meal preparation a joy, and a gorgeous bathroom on the first floor adds a touch of luxury to your daily routine. With two living rooms and two well-sized bedrooms, there's ample space for relaxation and rest. This beautifully presented cottage is an ideal choice for first-time buyers or those looking to downsize. Its thoughtful design and modern features ensure that it meets the needs of today's lifestyle. Viewing is essential to appreciate all that this charming home has to offer. Don't miss your chance to make Prospect Terrace your new sanctuary!

ENTRANCE LOBBY





LOUNGE

16'5" x 15'8" (5.01 x 4.80)







DINING ROOM

9'6" x 14'9" (2.91 x 4.51)



EXTENDED KITCHEN

14'5" x 9'2" (4.41 x 2.81)







FIRST FLOOR

BEDROOM ONE

16'6" x 11'1" (5.05 x 3.39)





BEDROOM TWO

10'4" x 10'6" (3.15 x 3.21)



BATHROOM/WC

7'1" x 5'6" (2.18 x 1.69)



EXTERNAL

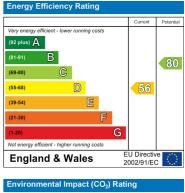
Property disclaimer

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.

Area Map

RLOW GREEN ROUTH BANKS ROUTH

Energy Efficiency Graph



Environmental impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🔼		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and o 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 firms employment has the authority to make or give an representation or warranty in respect of the property.