

35 Heathfield Road, Gateshead, NE9 5HH

Offers Over £315,000

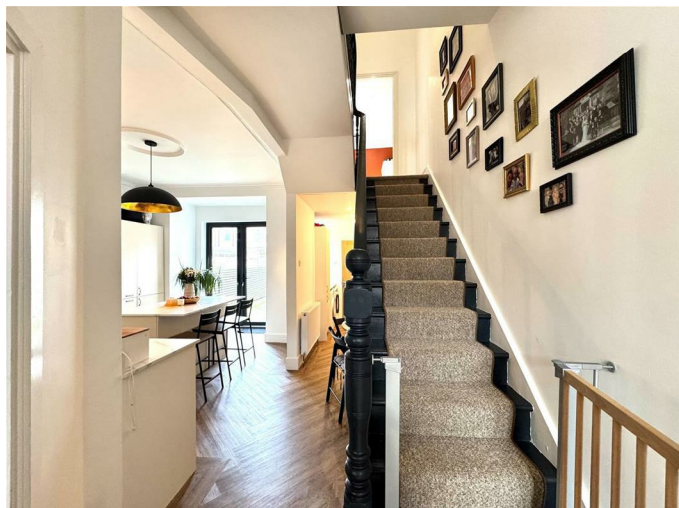
Nestled in the heart of Central Low Fell, this impressive four bedroom terraced home spans three floors and is just a short walk from a vibrant selection of shops, restaurants, and bars.

The current owners have transformed the rear of the property into a spacious and inviting kitchen/dining area, featuring a stylish central island with seating, perfect for casual dining or entertaining. This contemporary space is equipped with high-quality integral appliances, a separate utility area for added convenience, and a ground floor W.C., blending functionality with modern design. Step into the stunning lounge, where natural light pours in through a charming bay window, highlighting the feature fireplace that adds a warm and cozy touch to this elegant room.

On the first floor, you'll find a chic three-piece suite bathroom adorned with a freestanding bath on the half landing, offering a luxurious retreat. Two generous double bedrooms complete this level, providing ample space for relaxation and rest. The second floor boasts an additional two double bedrooms, perfect for family living or guest accommodation. Externally, the property features a well-maintained rear garden with artificial grass, creating a low-maintenance outdoor space ideal for entertaining or enjoying sunny days.

With its stylish interior, impressive kitchen, and great outdoor space, this home is perfect for modern living in a sought-after location. Don't miss the opportunity to make this beautiful property your own!

ENTRANCE HALLWAY



UTILITY SPACE



FORMAL LOUNGE

14'5" x 11'5" (4.40 x 3.49)



GROUND FLOOR W.C.

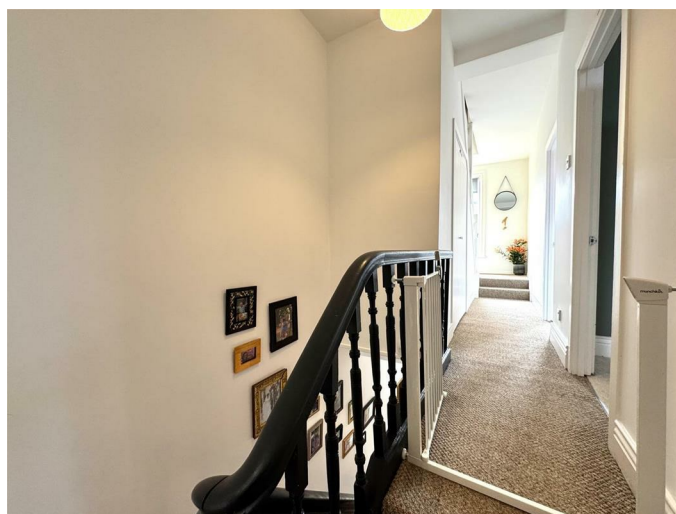


OPEN PLAN KITCHEN/DINER

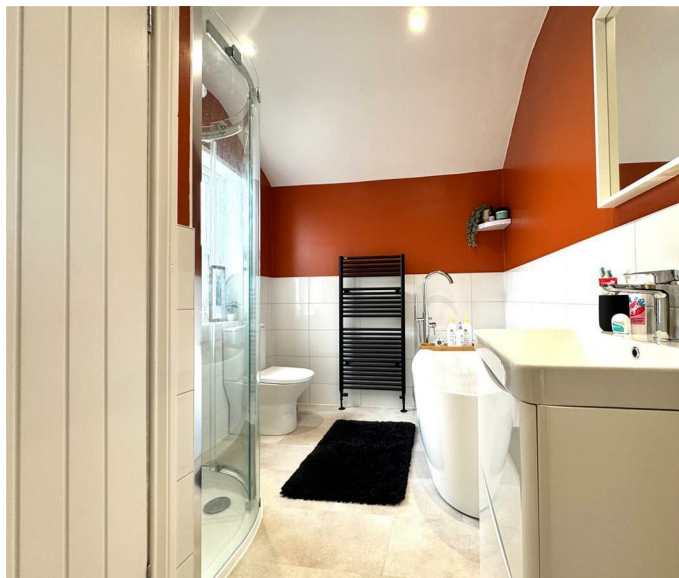
17'1" x 11'10" (5.22 x 3.61)



ACCOMMODATION FIRST FLOOR



FAMILY BATHROOM/W.C



BEDROOM ONE

12'8" x 11'5" (3.88 x 3.48)



BEDROOM TWO

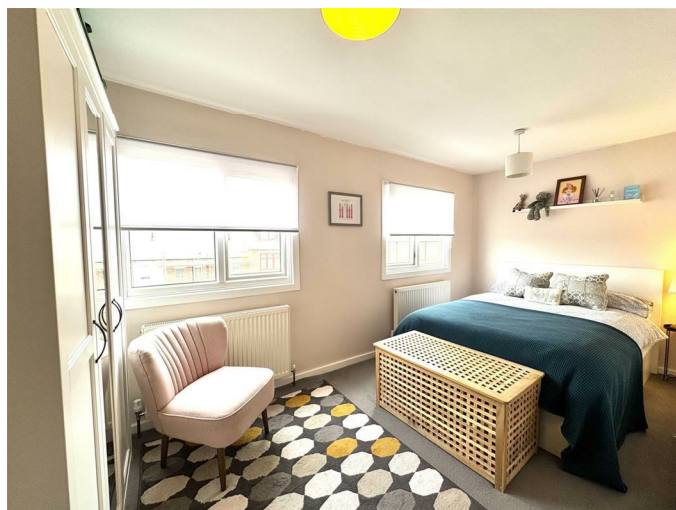
11'4" x 11'6" (3.46 x 3.51)



ACCOMMODATION SECOND FLOOR

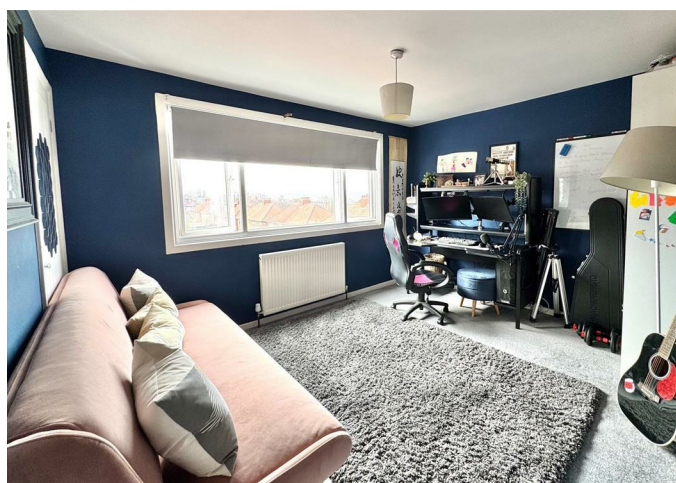
BEDROOM THREE

14'0" x 10'6" (4.28 x 3.21)



BEDROOM FOUR

12'2" x 10'5" (3.72 x 3.18)



EXTERNAL



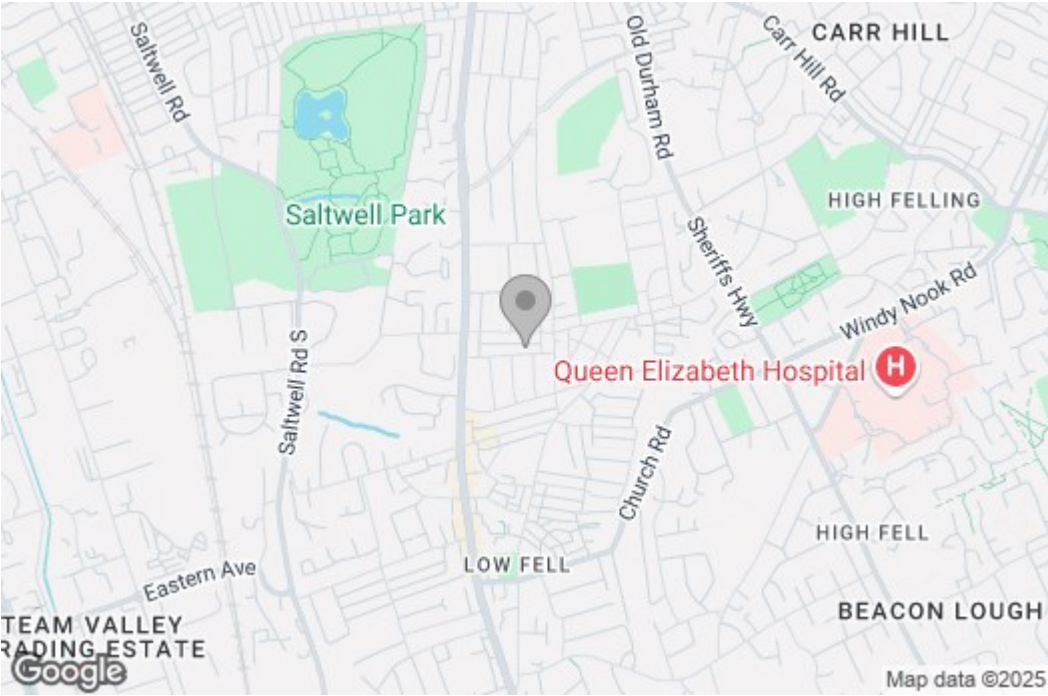
Property disclaimer

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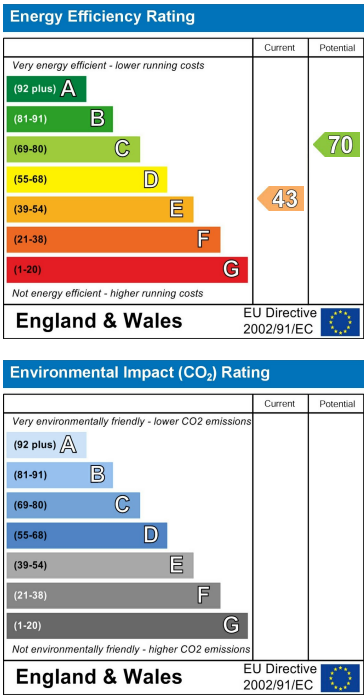
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Floor Plan

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.