

5 Warburton Crescent, Gateshead, NE9 5LJ

Offers Over £250,000

Located in the desirable Warburton Crescent, this exceptional semi-detached house offers a perfect blend of modern living and comfort. The property boasts an impressively spacious layout, making it an ideal family home. Upon entering, you are greeted by a charming dining room/snug featuring a delightful bay window, which seamlessly flows into the inviting living room. Here, you can enjoy the warmth of a living flame effect fire, while French doors lead you into the superb dining kitchen. This culinary haven is equipped with elegant Quartz work surfaces, integrated appliances, and a central island, making it perfect for both cooking and entertaining. The French doors open onto the rear garden, allowing for a seamless indoor-outdoor experience. Additionally, a handy utility room and a convenient ground floor w/c enhance the practicality of this home. The first floor comprises two generously sized double bedrooms, alongside a well-appointed family bathroom. The main bedroom to the second floor is a true retreat, complete with an en-suite shower room for added privacy and convenience. Outside, the property continues to impress with stunning views from the front and beautifully maintained gardens to both the front and rear. The fabulous rear garden is a standout feature, boasting a raised composite decked sun terrace, a luxurious hot tub, and a covered pergola adorned with lights, creating an enchanting space for relaxation and entertainment.

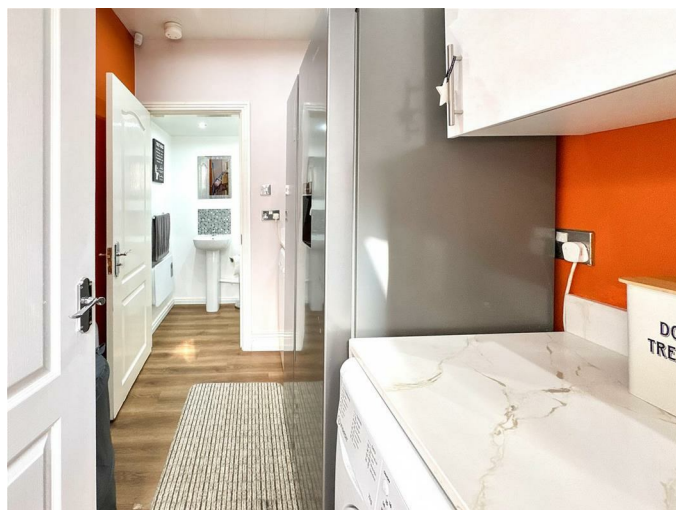
This remarkable home is not just a property; it is a lifestyle choice, offering ample space, modern amenities, and a welcoming atmosphere. It is a must-see for anyone seeking a fantastic family home in a sought-after location.

ENTRANCE HALLWAY



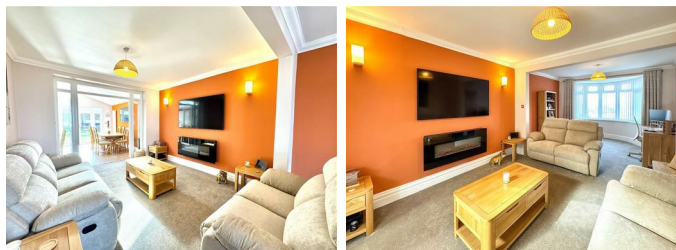
UTILITY ROOM

8'5" x 5'11" (2.57m x 1.81m)



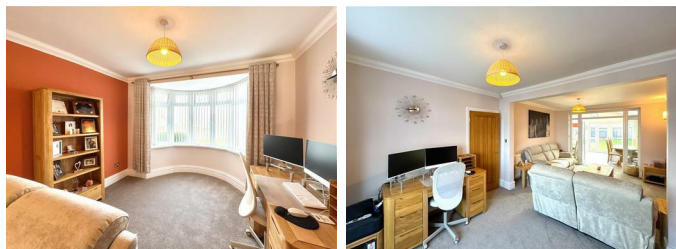
LIVING ROOM

12'7" x 11'7" (3.84m x 3.55m)



SNUG/DINING ROOM

12'7" into the bay x 11'8" (3.84m into the bay x 3.56m)



BREAKFASTING KITCHEN

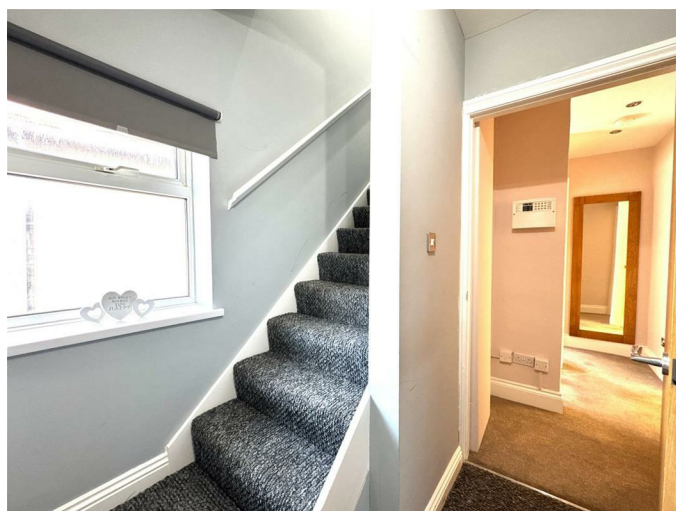
17'3" x 15'7" (5.26m x 4.75m)



GROUND FLOOR W/C



FIRST FLOOR LANDING



FAMILY BATHROOM

8'4" x 7'7" (2.56m x 2.32m)



EN-SUITE SHOWER ROOM



BEDROOM TWO

12'11" into bay x 11'5" (3.96m into bay x 3.50m)



BEDROOM THREE

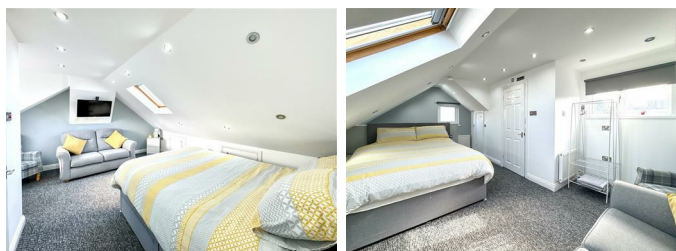
11'3" x 9'10" (3.45m x 3.00m)



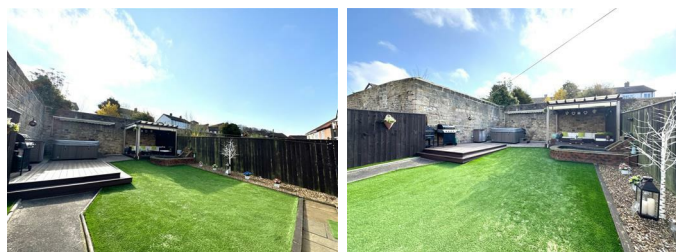
SECOND FLOOR LANDING

BEDROOM ONE

14'6" x 12'3" (4.42m x 3.74m)



EXTERNAL

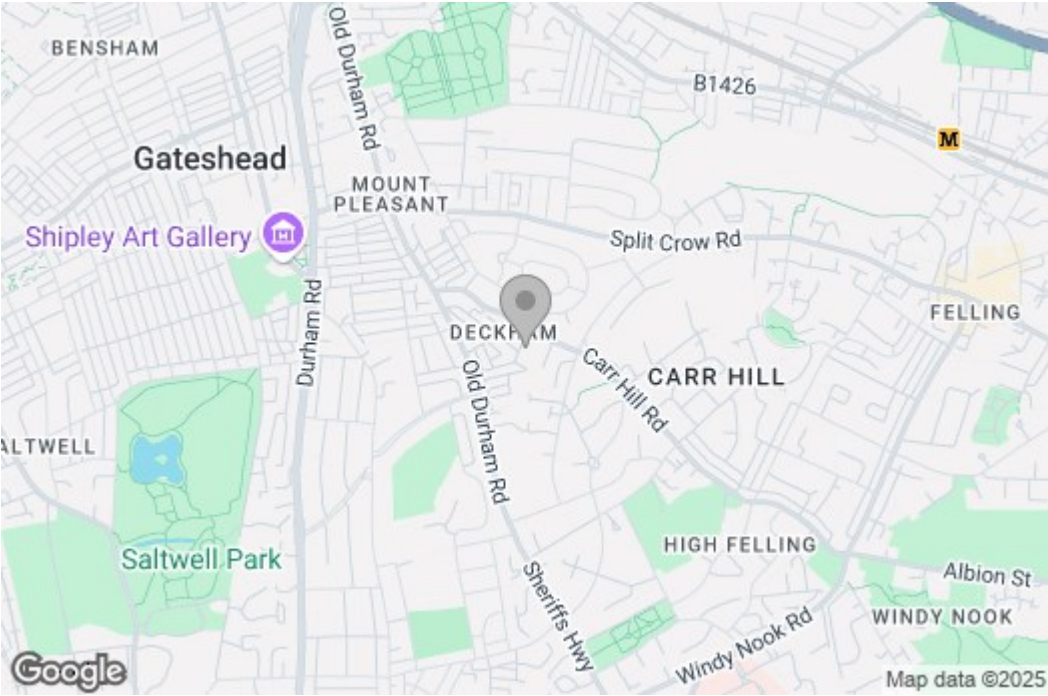


Property disclaimer

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.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

