



31 Primrose Hill, Gateshead, NE9 5XP

Offers Over £260,000

Nestled in the highly desirable area of Primrose Hill, this charming semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts spacious accommodation throughout, ensuring comfort and practicality for modern living. Upon entering, you are welcomed into a generous living room, featuring a delightful recess to the chimney breast, perfect for creating a cosy atmosphere. The well-appointed kitchen comes complete with integrated appliances, making meal preparation a pleasure. Additionally, a handy utility room and a convenient ground floor w/c enhance the functionality of the home. The first floor comprises a well-designed landing leading to three inviting bedrooms. The main bedroom offers ample space, while the two additional bedrooms provide versatility for family, guests, or a home office. One of the bedrooms features a charming cast iron fire surround, adding character and warmth to the space. The family bathroom is thoughtfully designed, catering to the needs of the household. Externally, the property benefits from a driveway at the front, equipped with an electric charge point for electric vehicles. The low-maintenance rear garden is a delightful retreat, complete with bi-folding gates that offer extra secure parking, ensuring peace of mind. With lovely outlooks and views, this home is a true gem in a sought-after location. Viewing is highly recommended to fully appreciate the charm and potential this property has to offer.

ENTRANCE HALLWAY



LIVING ROOM

17'7" x 13'11" into recess (5.37m x 4.25m into recess)



KITCHEN

13'5" x 7'10" (4.09m x 2.41m)



UTILITY ROOM

GROUND FLOOR W/C

FIRST FLOOR LANDING



MAIN BEDROOM

3.50M X 3.05M



BEDROOM TWO

11'9" x 9'3" (3.60m x 2.82m)



BEDROOM THREE

11'10" x 7'10" (3.63m x 2.41m)



BATHROOM

6'10" x 6'9" (2.10m x 2.07m)



EXTERNAL



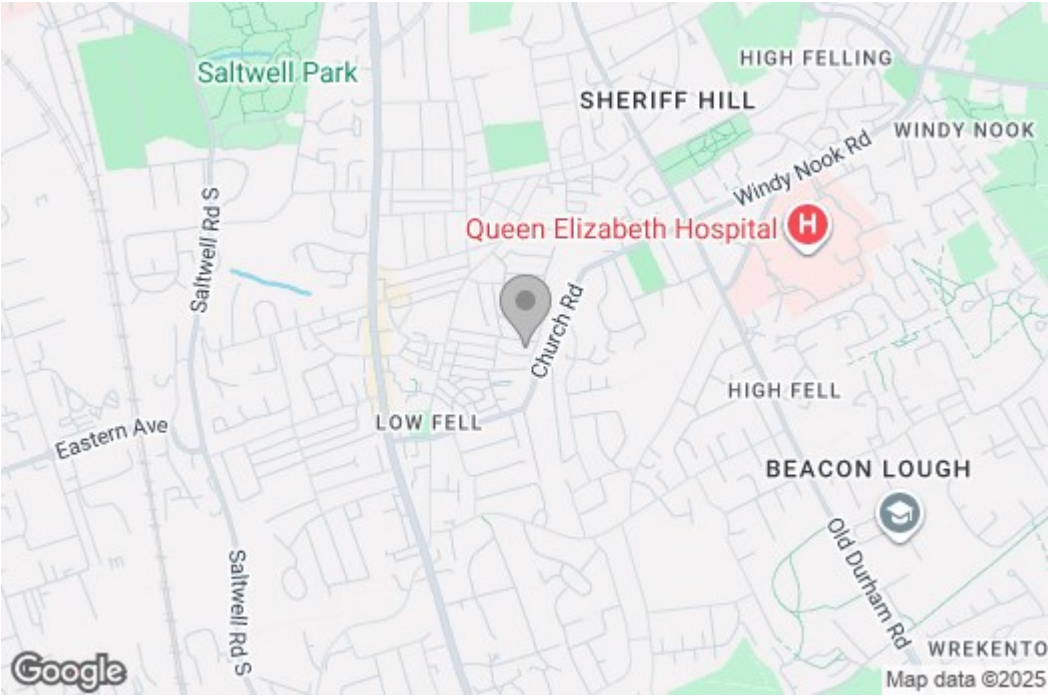
DRIVEWAY WITH ELEC CHARGE POINT

Property disclaimer

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Floor Plan

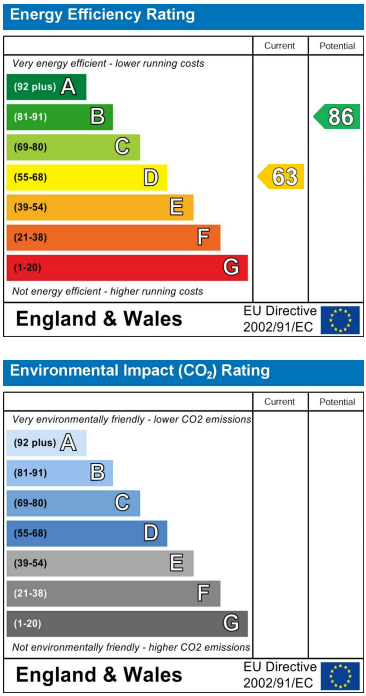
Area Map



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Energy Efficiency Graph



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