



1 Brighton Gardens, Gateshead, NE8 4SN

Offers Over £150,000

Nestled in the sought-after Brighton Gardens, this charming ground floor maisonette/ house presents an excellent opportunity for families and professionals alike. The property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. Upon entering, you are greeted by a welcoming entrance hallway that leads to a well-appointed kitchen, complete with an integrated oven and open access to the dining area, making it perfect for family meals and gatherings. The living room, enhanced by a delightful bay window, offers a bright and airy atmosphere, with direct access to a lovely paved patio, ideal for enjoying the outdoors.

The first floor comprises three generously sized bedrooms, with the main bedroom offering stunning views that add to the appeal of this home. A family bathroom completes this level, ensuring convenience for all residents. The front of the property features a paved patio garden, providing a low-maintenance outdoor space for relaxation or entertaining guests. Situated close to local amenities and excellent transport links, as well as the award-winning Saltwell Park, this property is perfectly positioned for those seeking both comfort and convenience. Viewings are highly recommended to fully appreciate the charm and potential of this delightful home.

ENTRANCE HALLWAY



DINING KITCHEN

25'4" x 10'4" (7.73m x 3.15m)



SITTING ROOM

20'7" x 14'2" (6.29m x 4.34m)



FIRST FLOOR LANDING



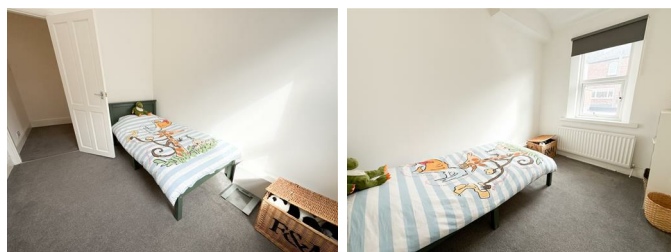
BEDROOM ONE

15'8" x 12'5" (4.78m x 3.80m)



BEDROOM TWO

14'2" x 11'8" (4.33m x 3.57m)



BEDROOM THREE

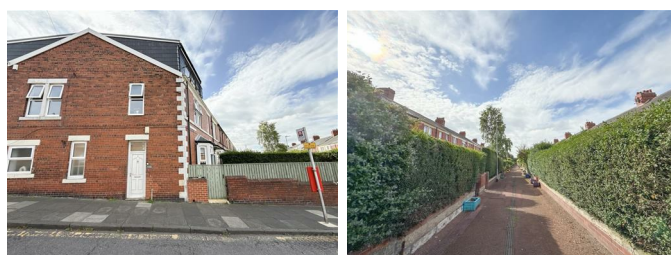
10'5" x 7'9" (3.19m x 2.37m)

BATHROOM

8'5" x 6'3" (2.57m x 1.92m)



EXTERNAL



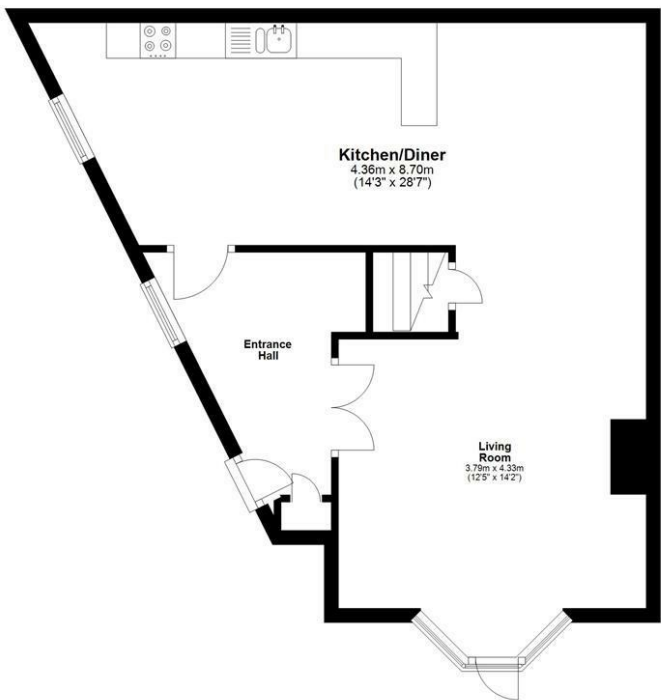
Property disclaimer

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.

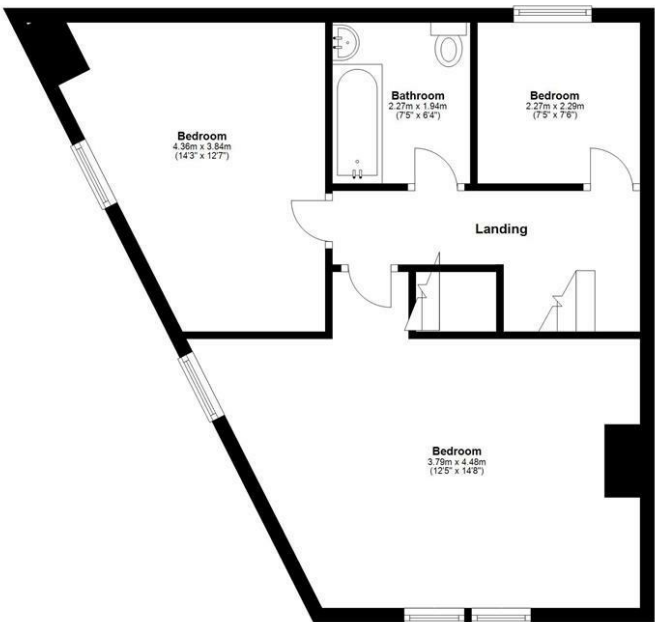
Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Ground Floor

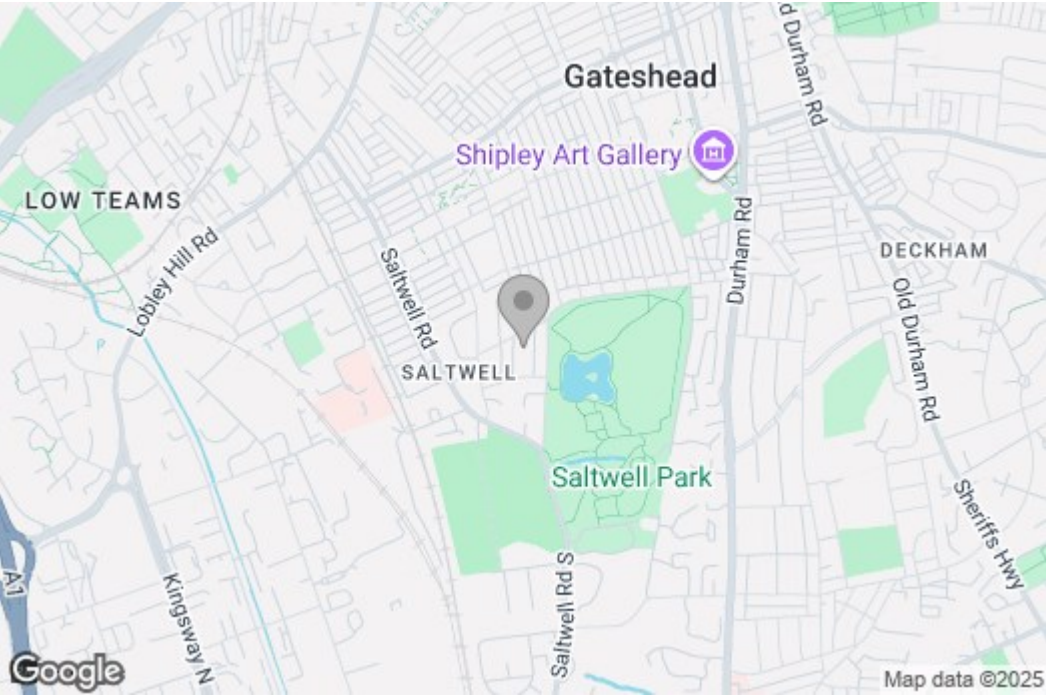


First Floor

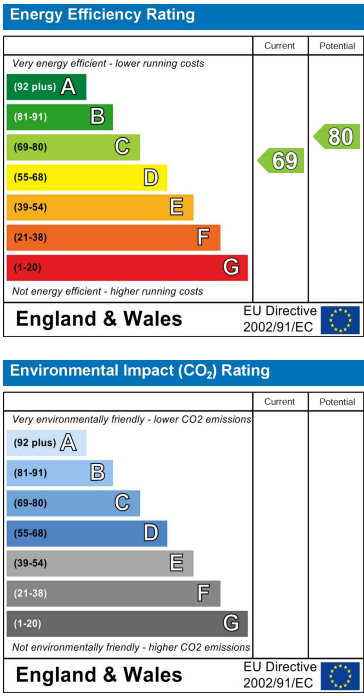


Note : Plans are for illustration purposes only and are not to scale.
Plan produced using PlanUp.

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.