



## 15 Ashtrees Gardens, Gateshead, NE9 5BH

£469,950

Welcome to Ashtrees Gardens in the charming area of Low Fell, Gateshead! This superb semi-detached house offers a fantastic opportunity for a family looking for spacious accommodation in a prime location. As you step into the property, you are greeted by an inviting entrance hallway with elegant oak flooring. The living room boasts a living flame gas fire, perfect for those chilly evenings, while the dining room features French doors that open onto the rear patio, creating a seamless indoor-outdoor living experience. With two reception rooms, five bedrooms, and family bathroom, this home provides ample space for a growing family. The converted garage adds versatility by offering a ground floor bedroom, ideal for guests or as a home office. The dining kitchen is equipped with integrated appliances, making meal preparation a breeze. Additionally, a handy utility room and ground floor w/c add to the convenience of daily living. The property's new roof and extension, completed approximately 25 years ago, ensure modern comfort while maintaining the character of this beautiful home. Whether you're looking to relax in the living room, entertain in the dining room, or enjoy the outdoor space in the rear garden, this house offers a perfect blend of comfort and style. Don't miss out on the opportunity to own this delightful property in Ashtrees Gardens. Contact us today to arrange a viewing and make this house your new home!



## ENTRANCE PORCH



## UTILITY AREA

9'6" x 5'6" (2.90m x 1.68m)



## ENTRANCE HALLWAY



## DINING KITCHEN

18'2" x 9'2" (5.56m x 2.80m)



## LIVING ROOM

16'4" into bay x 13'8" (4.98m into bay x 4.18m)



## DINING ROOM

16'2" x 13'6" (4.93m x 4.14m)



## GROUND FLOOR ROOM/PREVIOUSLY GARAGE

10'4" x 7'1" (3.17m x 2.16)



## FIRST FLOOR LANDING



## MAIN BEDROOM

16'2" x 10'2" (4.94m x 3.10m)



## BEDROOM TWO

14'8" x 11'1" (4.48m x 3.40m)



## BEDROOM THREE

12'0" x 10'7" (3.68m x 3.24m)



## BEDROOM FOUR

10'7" x 9'7" (3.25m x 2.93m)



## BEDROOM FIVE/HOME OFFICE

8'9" x 7'10" (2.68m x 2.40m)



## FAMILY BATHROOM

9'3" x 7'10" (2.84m x 2.39m)





## EXTERNAL

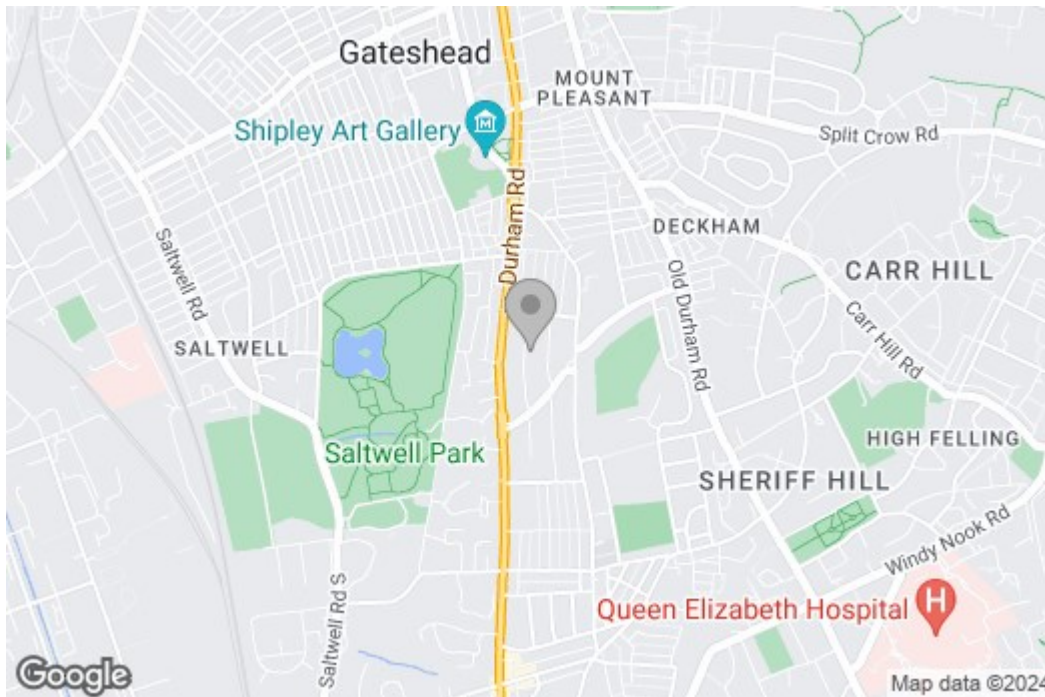


### Property disclaimer

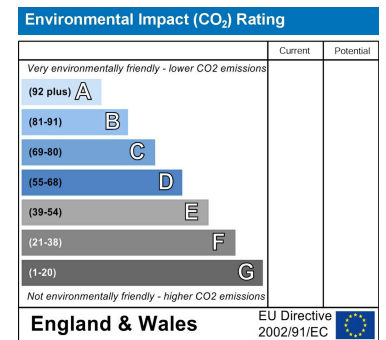
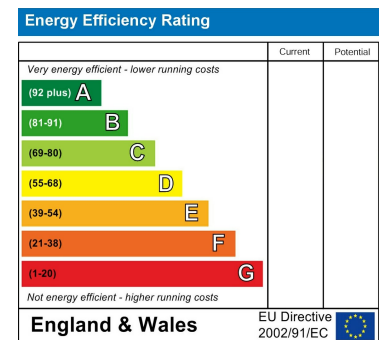
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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