



31 Calderwood Crescent, Gateshead, NE9 6PH

Offers Over £265,000

A well presented family home with garage/driveway parking and a rear garden situated within a private cul-de-sac....

Bell Estate Agents are pleased to welcome to the market this deceptively spacious and much improved family home. Situated within Calderwood Crescent, in its own private cul-de-sac the property should prove popular with growing and established families. The internal accommodation briefly comprises, to the ground floor of an entrance hall with stairs to the first floor and a welcoming lounge overlooking the front aspect. At the rear of the property is an excellent size kitchen/dining room with a range of fitted units for storage. Completing the layout is a useful utility lobby and separate WC. Moving upstairs to the first floor there are two double bedrooms and a recently refurbished modern family bathroom. The property's third bedroom on the first floor has been converted into a further landing space with stairs allowing access to a double attic bedroom with Velux windows. Viewings are highly recommended.

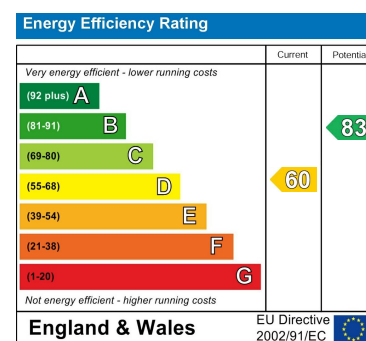
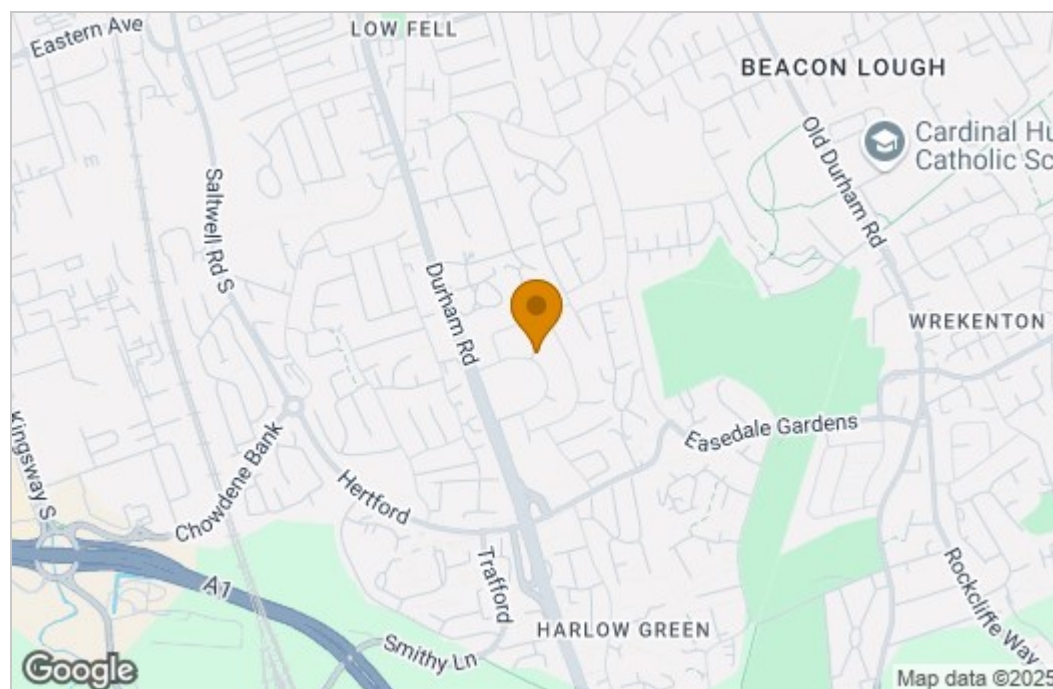
Externally there is an enclosed garden offering a lawned section with mature borders and a raised decking area ideally suited to enjoying the summer months.

Originating in the 16th century Low Fell has quickly developed into one of the more popular of the two dozen or so villages which now comprise the Metropolitan Borough of Gateshead. The Durham Road area has now become a vibrant commercial hub with thriving shops, bars and restaurants. Whilst also offering its own running and rugby clubs and highly regarded local schools demand for properties increases to grow as more buyers look to move into the area. The area also offers excellent links to the A1, Metrocentre and Team Valley for commuters.

Floor Plan



Area Map



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. Intending purchasers 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 any representation or warranty in respect of the property.

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