



FOR SALE

18 Whalton Close, Gateshead, NE10 8SW

Offers Over £155,000



- Ideal first home offering well-presented and flexible accommodation
- Large roof lantern and rear glazing providing excellent natural light
- Three bedrooms including two doubles and a versatile third room
- Low-maintenance rear garden suitable for relaxing or entertaining
- Significantly extended to the rear creating a spacious kitchen/dining room
- Separate front-facing living room with a pleasant open outlook
- Modern family bathroom to the first floor
- Detached timber garden room ideal for home working or hobbies

THE PROPERTY

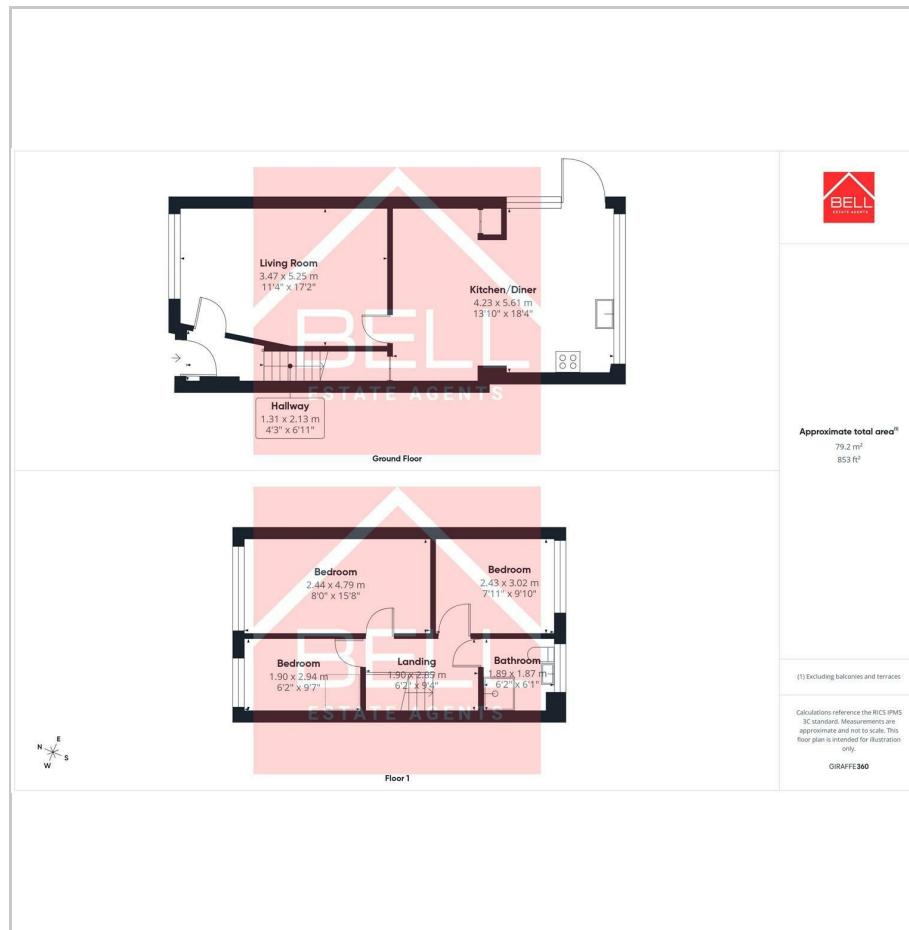
An ideal first home, this well-presented three-bedroom house offers modern and flexible living within a popular residential area, making it an excellent opportunity for first-time buyers looking to step onto the property ladder.

The property has been significantly enhanced by a generous rear extension which has transformed the ground floor and created a bright, spacious kitchen/dining room that forms the heart of the home. Flooded with natural light from a large roof lantern and wide rear glazing, this impressive space comfortably accommodates a dining table and island, making it ideal for everyday living as well as entertaining. A separate living room is positioned to the front of the property and enjoys a pleasant open outlook over the close, providing a cosy retreat away from the main living space.

The first floor offers three bedrooms, including two well-proportioned doubles and a versatile third room which would suit use as a nursery, home office or dressing room. A modern family bathroom completes the accommodation.

Externally, the rear garden has been designed for low maintenance and provides a private outdoor space for relaxation. A detached timber garden room adds further flexibility, ideal for home working, hobbies or additional storage. In addition, the property benefits from a single garage located within a nearby block, which is included in the sale and offers valuable secure parking or storage.

The property is situated within a popular and well-established residential area which is particularly favoured by first-time buyers and young families. The location offers convenient access to local amenities, schools and public transport links, with good connectivity to Newcastle, Gateshead and the surrounding areas, making it an attractive and practical place to live.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

