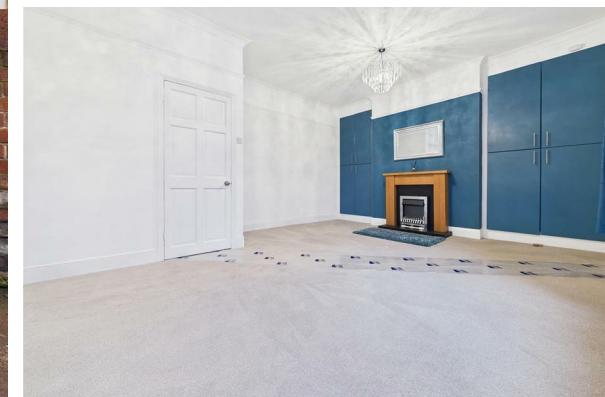
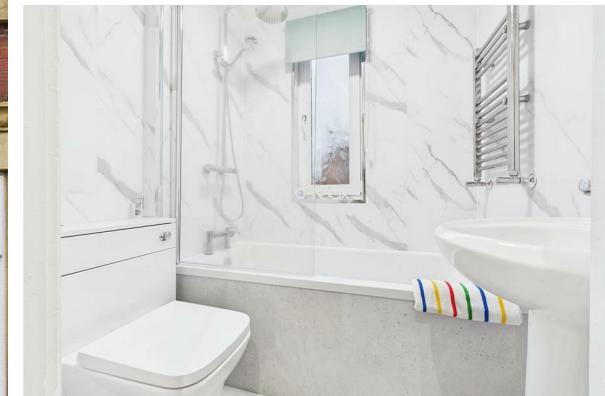




311 Brighton Road, Gateshead, NE8 4SA

Offers Over £150,000



- Spacious maisonette arranged over three floors
- Bright lounge/dining room ideal for everyday living and entertaining
- Modern fitted kitchen with ample storage and worktop space
- Multiple bedrooms plus additional rooms ideal for home office or nursery use
- Flexible accommodation suitable for a range of buyers
- Additional reception room with bay window, offering use as a bedroom or second living space
- Contemporary bathroom finished to a good standard
- Well presented throughout with a blend of period character and modern touches

THE PROPERTY

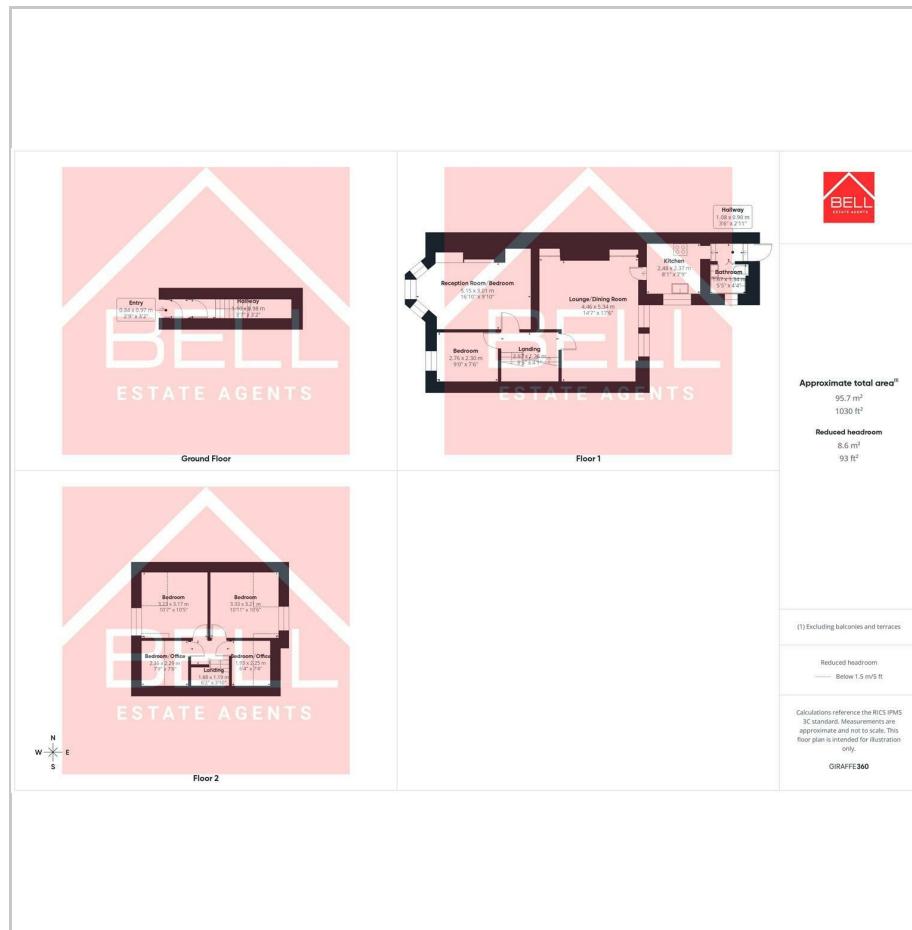
A spacious and well-presented maisonette offering flexible accommodation, generous room sizes and modern kitchen and bathroom facilities.

The property is accessed via its own private entrance, leading into a welcoming hallway and staircase. The first floor forms the main living space and includes a bright and well-proportioned lounge/dining room, ideal for both everyday living and entertaining. A further large reception room, offering flexibility as an additional bedroom or second sitting room, benefits from a bay window that allows plenty of natural light to fill the room. A modern fitted kitchen provides ample storage and worktop space, while the contemporary bathroom is finished to a good standard.

The upper floor offers further versatile accommodation, including two well-sized bedrooms along with additional rooms suitable for use as a home office, nursery or dressing area. The layout is well suited to modern living, with reduced headroom in parts typical of loft-style accommodation, arranged to make the best use of the available space.

Externally, the property benefits from a practical rear yard area, ideal for storage or low-maintenance outdoor use, while the front of the property blends well with neighbouring period homes along the street.

Situated within the popular Bensham and Saltwell area, the property enjoys excellent access to a wide range of local amenities including shops, cafés and supermarkets. Saltwell Park is within easy reach, offering green open space for leisure and recreation, while Brighton Road Primary School is located directly opposite the property, making this an especially convenient location for families. Excellent transport links provide straightforward access to Gateshead, Newcastle city centre and surrounding areas.



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	

