



38 Essex Gardens, Gateshead, NE9 5BB

Offers Over £350,000

Located in the charming area of Essex Gardens, this fantastic terraced house presents a wonderful opportunity for those seeking a versatile family home. Spanning three floors, the property boasts an array of original features that add character and charm throughout. Upon entering, you are greeted by a welcoming hallway that includes convenient under stair storage. The spacious lounge features a delightful fire surround and a bay window, creating a warm and inviting atmosphere. Adjacent to the lounge, the sitting/dining room also showcases an original fire surround and offers open access to the breakfasting kitchen, making it an ideal space for family gatherings and entertaining guests. The basement is a true gem, featuring a snug or guest bedroom with an exposed brick feature wall and French doors that lead out to the rear decked sun terrace. This level also includes a TV room or den, a utility room, and a convenient w/c, providing ample space for relaxation and practicality. As you ascend to the first floor, you will find a landing with built-in storage, leading to a bedroom that boasts an original fire surround and stunning Westerly views. Two additional bedrooms are also located on this floor, one of which retains its original feature surround. The family bathroom is well-appointed with a four-piece suite, ensuring comfort for all. Outside, the property features a garden to the front and a west-facing yard to the rear, complete with a raised decked sun terrace, perfect for enjoying the evening sun. The rear yard can also be used for off street parking. This delightful home is not to be missed, and viewings are highly recommended to fully appreciate the charm and versatility it has to offer.

ENTRANCE HALLWAY



TV ROOM/SNUG

20'9" x 14'1" (6.33m x 4.31m)



LOUNGE

16'6" into bay x 14'9" into alcoves (5.05m into bay x 4.51m into alcoves)



UTILITY ROOM

10'6" x 8'2" (3.21m x 2.50m)



SITTING ROOM/DINING ROOM

13'4" x 13'3" (4.07m x 4.05m)

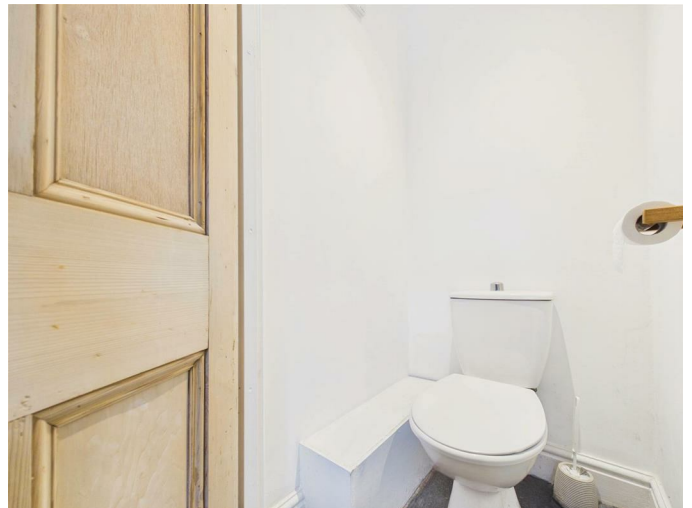


KITCHEN

17'1" x 11'0" (5.21m x 3.36m)



BASEMENT W/C



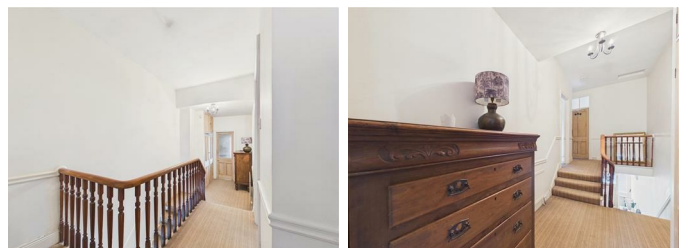
BASEMENT HALLWAY

GUEST BEDROOM/SITTING ROOM

17'8" x 12'7" (5.39m x 3.85m)



FIRST FLOOR LANDING



FAMILY BATHROOM

11'1" x 8'11" (3.40m x 2.74m)



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.

BEDROOM ONE

14'6" x 13'4" (4.44m x 4.08m)



BEDROOM TWO

13'7" x 13'6" (4.16m x 4.13m)



BEDROOM THREE

10'9" x 7'7" (3.30m x 2.33m)



EXTERNAL

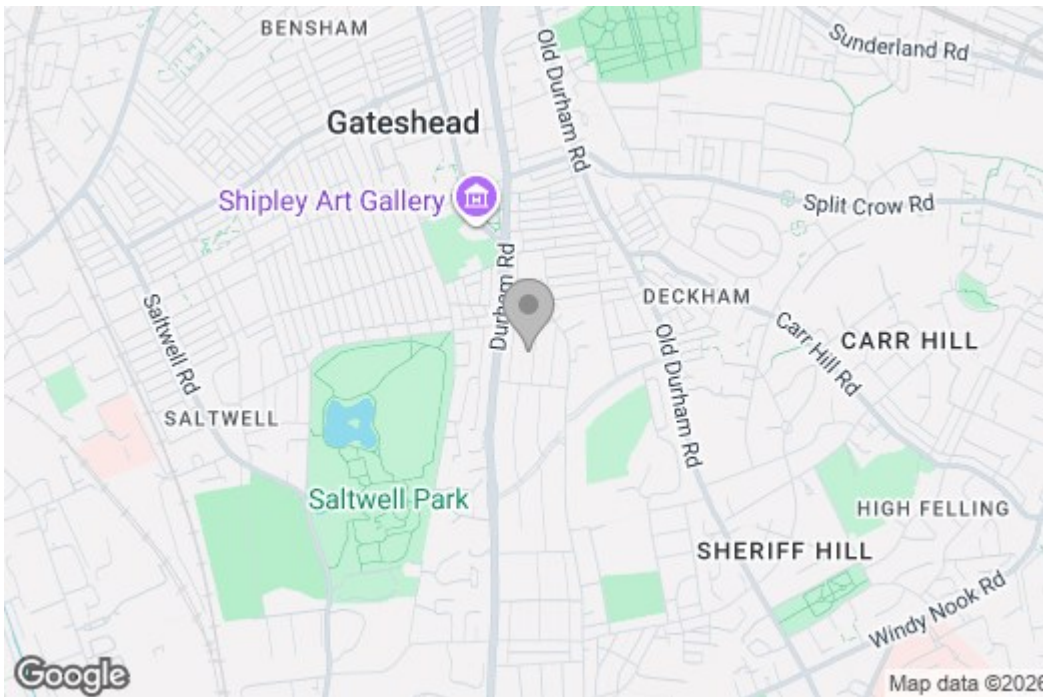


Property disclaimer

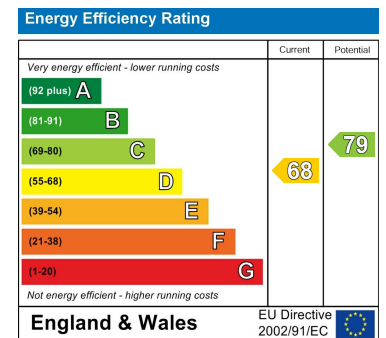
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification

Floor Plan

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.