



9 Springfield Avenue

Eighton Banks



9 Springfield Avenue, Eighton Banks, Gateshead, NE9 7HL

Substantial & Unique Family Home Benefitting From Four Bedrooms, Two Refitted Bathrooms, Three Reception Rooms, Open Plan Kitchen/Diner, Secure Off Street Parking for Multiple Vehicles, Detached Double Garage, Large Rear Gardens & Garden Room!

This semi detached property has been greatly redeveloped by the existing owners, with a large double storey side extension, as well as the construction of the detached double garage, and now offers well proportioned accommodation set over two floors, with full CCTV system and alarm. Positioned on the outskirts of Eighton Banks in Gateshead, the home enjoys stunning open aspect views to the front.

Eighton Banks offers easy access to a range of great local amenities, including the Team Valley estate and Ravensworth Golf Club. The property is also well connected, with excellent transport links to the nearby A1 leading into Newcastle City Centre & Gateshead.

The internal accommodation comprises: Entrance hallway with staircase leading up to the first floor and understairs storage | Ground floor WC | Formal sitting room positioned to the front, with dual aspect views and Bose sound system and the rest of the home contains a Bang & Olufsen system | Day to day sitting room, also to the front, with wonderful views over the fields | Extended open plan kitchen/diner, with a range of integrated appliances and central island | Third reception room, positioned to the rear, with direct access onto the gardens.





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The staircase leads up to the first floor landing and onto four bedrooms | The principal bedroom benefits from a double room, dual aspect views, fitted storage and a newly refitted ensuite shower room WC with Villeroy & Boch sanitaryware | Bedroom's two, three and four are all further double rooms | Refitted family bathroom with contemporary four piece suite and underfloor heating.

Externally, the property is approached via electronic gates leading through to a block paved driveway providing off street parking for multiple vehicles | Detached double garage with electric door | Large paved patio terrace | The rear garden is predominantly laid to lawn with fenced borders | Separate garden house which is fully insulated and has electricity.

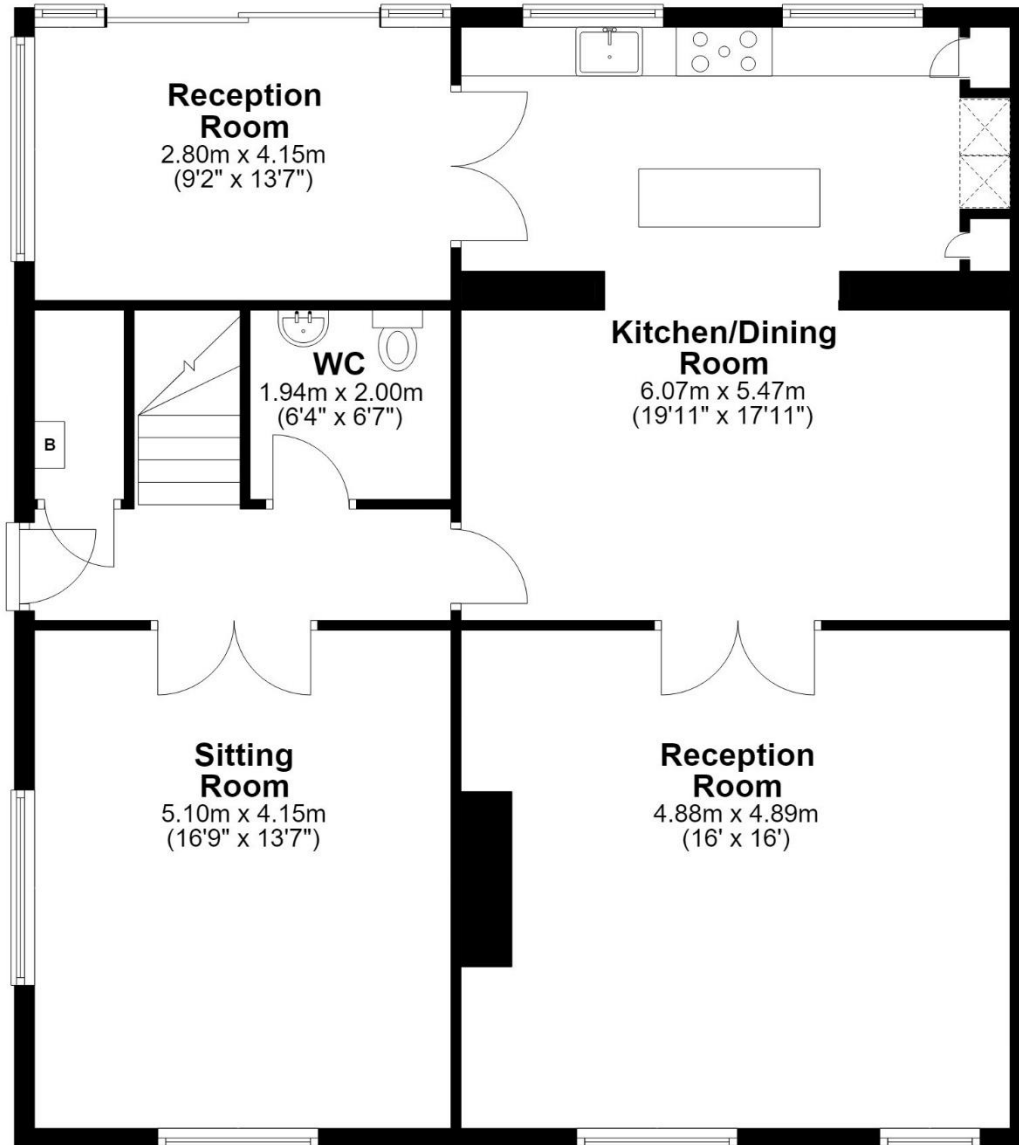
Beautifully presented throughout, early viewings are strongly encouraged to truly appreciate the quality of accommodation on offer! Services: Mains gas, electricity, water & drainage | Tenure: Freehold | Council Tax: Band D | EPC: Rating TBC

Price Guide: Guide Price £615,000



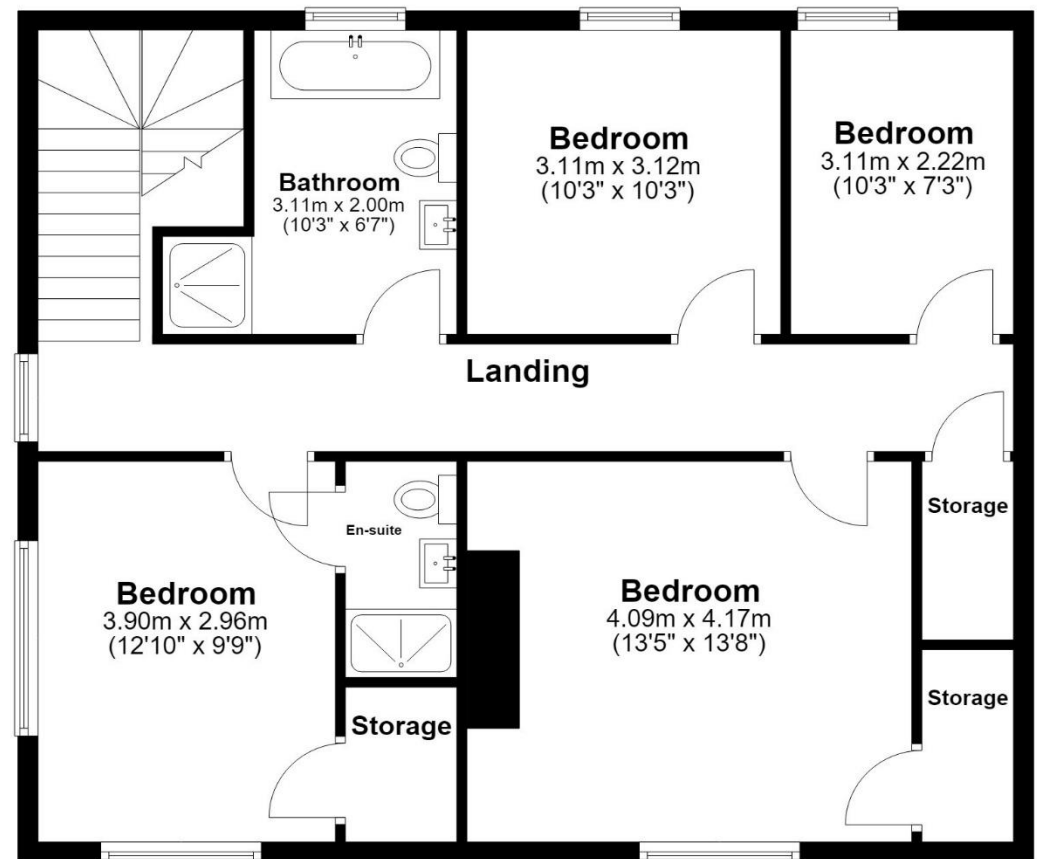
Ground Floor

Approx. 108.7 sq. metres (1169.7 sq. feet)



First Floor

Approx. 81.6 sq. metres (878.7 sq. feet)



Total area: approx. 190.3 sq. metres (2048.4 sq. feet)

9 Springfield Ave, Gateshead





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