27 Balmoral Way, Felling, Gateshead, NE10 9TR

Offers Over £145,000

- Extended to the rear
- Modern first-floor shower room
- Detached garage offering excellent additional storage
- Impressive extended kitchen/dining space
- Well-maintained home with scope to personalise
- Two well-proportioned bedrooms
- Enclosed rear garden with lawn and paved seating area
- Generous driveway providing off-street parking
- Convenient location for local amenities and transport links
- Excellent opportunity for first time buyers

THE PROPERTY

A deceptively spacious and extended home, complete with a generous driveway, detached garage and attractive rear garden.

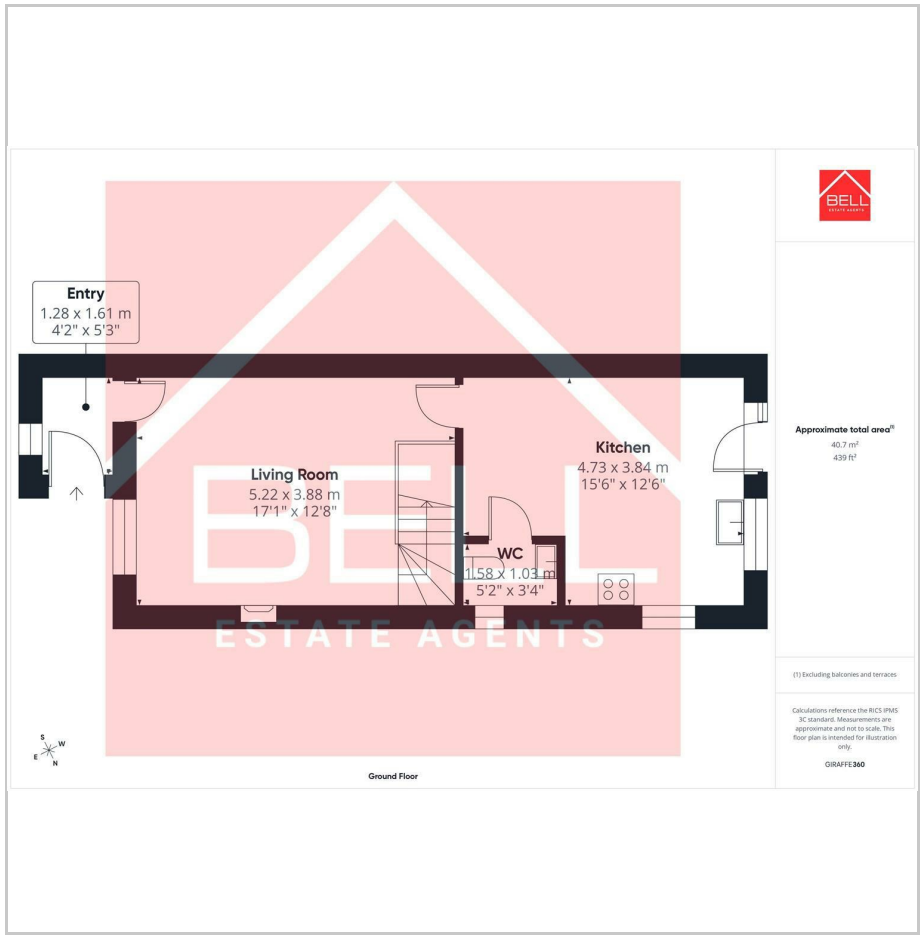
This well-proportioned property provides a practical layout that should appeal particularly to first-time buyers, couples and those looking for a home with good indoor and outdoor space. The rear extension is a real advantage, creating a notably generous kitchen and dining area while retaining a separate living room.

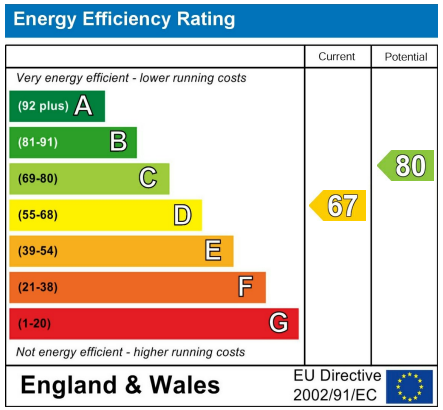
The living room is bright and comfortable with wood-effect flooring and a feature fireplace, providing plenty of space for everyday relaxation. To the rear, the extended kitchen is considerably larger than might be expected from the front of the property, with an excellent range of units, ample worktop space and room for a dining table. Multiple windows bring in plenty of natural light, while a door provides direct access to the garden. A useful ground floor WC completes this level.

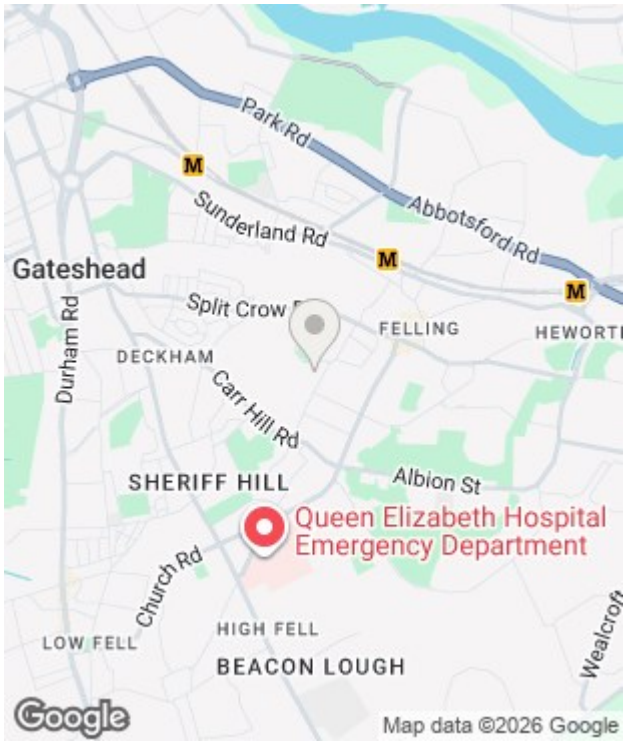
Upstairs are two well-proportioned bedrooms, with the main bedroom benefiting from useful fitted storage. The bathroom has been finished with contemporary tiling and incorporates a large shower enclosure, vanity unit and heated towel rail.

Externally, the property continues to impress. A substantial driveway provides valuable off-street parking and leads through secure gates to a detached garage, giving excellent additional parking, storage or workshop space. To the rear is an enclosed garden with a paved seating area, lawn and established planting, creating a pleasant and relatively private outdoor space.

Balmoral Way is conveniently positioned within the NE10 area of Gateshead, with a good range of everyday amenities, schools and transport links within easy reach. The location provides straightforward access towards Gateshead and Newcastle city centres, while nearby road connections make the property well placed for commuting throughout Tyneside.







488 Durham Road, Gateshead, Tyne & Wear, NE9 6HU
Tel: 0191 491 4915 Email: info@bell-estateagents.co.uk