



18 Thursby Gardens, Gateshead, Tyne & Wear, NE9 6NL

Asking Price £134,950



## Key features

- TERRACED HOUSE
- THREE DOUBLE BEDROOMS
- OPEN PLAN LOUNGE DINING
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- PEDESTRIAL FRONTAGE
- SOUTH FACING GARDEN
- VIEWING ADVISED



## Description

Thursby Gardens, Gateshead, this delightful terraced house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The open plan lounge and dining area creates a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is its pedestrian frontage, which adds to the appeal of the property and enhances the sense of community in the area.

The single bathroom is conveniently located, ensuring ease of access for all residents. This property presents a wonderful opportunity for anyone looking to settle in a vibrant neighbourhood with a strong sense of community.

In summary, this terraced house in Thursby Gardens is a fantastic choice for those seeking a comfortable and inviting home with ample space and lovely views. Don't miss the chance to make this charming property your own.



ENTANCE HALL

13'10 x 6

LOUNGE

13'3 x 11'9

DINING

9'7 x 11

KITCHEN

9'11 x 9'7

STAIRWAY/LANDING

BEDROOM ONE

11'11 x 11'11

BEDROOM TWO

11'10 x 10'5







BEDROOM THREE

8'9 x 7'7

BATHROOM

EXTERNAL

## Thursby Gardens



**Ground Floor**

**First Floor**

Total Area: 77.3 m<sup>2</sup> ... 832 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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