



FOR SALE

21 Ashtrees Gardens, Gateshead, NE9 5BH

Offers Over £339,950



- Prestigious street in the heart of Low Fell
- Retains a wealth of attractive original character features
- Two generous reception rooms ideal for family living
- Huge potential to modernise
- Excellent opportunity to create a bespoke forever family home
- Spacious period family home with excellent proportions
- Three well-proportioned bedrooms
- Kitchen with adjoining utility area and ground floor WC
- Mature gardens and private driveway parking

THE PROPERTY

Occupying an enviable position on one of Low Fell's most prestigious and sought-after streets, this handsome family home presents a rare opportunity to acquire a property full of character, generous living space and exceptional potential.

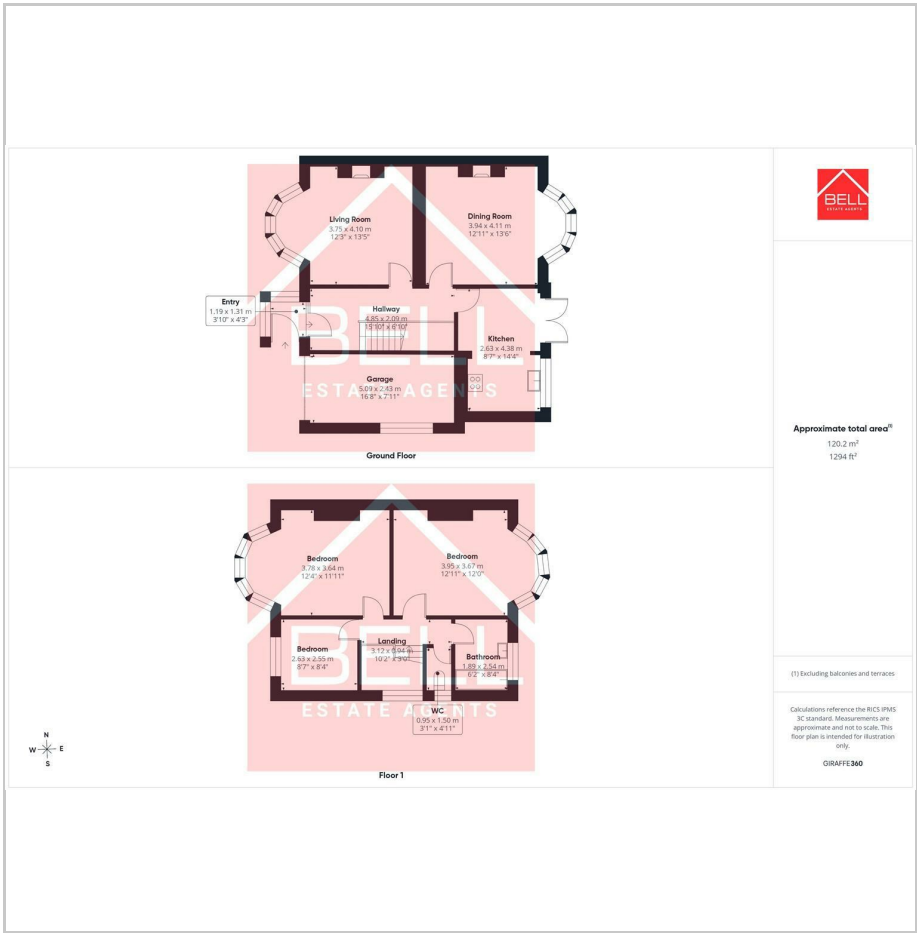
Retaining many attractive original features throughout, the property offers buyers the chance to sympathetically modernise and create a stunning long-term family home in an outstanding location.

The accommodation begins with a welcoming entrance hallway, setting the tone for the spacious rooms beyond. To the front of the property is an elegant bay-fronted lounge, filled with natural light and showcasing original period detailing. A second reception room provides an excellent family room or formal dining space, while the kitchen overlooks the rear garden and offers exciting potential to be redesigned into a contemporary kitchen and dining area.

The first floor continues to impress with generously proportioned bedrooms, each offering excellent flexibility for modern family life. The principal bedrooms retain plenty of character and natural light, while the remaining bedrooms are equally well suited for children, guests or those working from home. A family bathroom and separate WC complete the first-floor accommodation.

Externally, the property enjoys mature gardens that provide excellent outdoor space for families, entertaining and keen gardeners alike, together with driveway parking adding everyday practicality.

Homes on Ashtrees are rarely offered for sale, making this an exciting opportunity to secure a substantial period home in one of Low Fell's most desirable residential locations. Offering beautiful original features, spacious accommodation and endless scope for improvement, this is a property ready to be transformed into a truly exceptional family home.



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	

