

SIGNATURE

NORTH EAST

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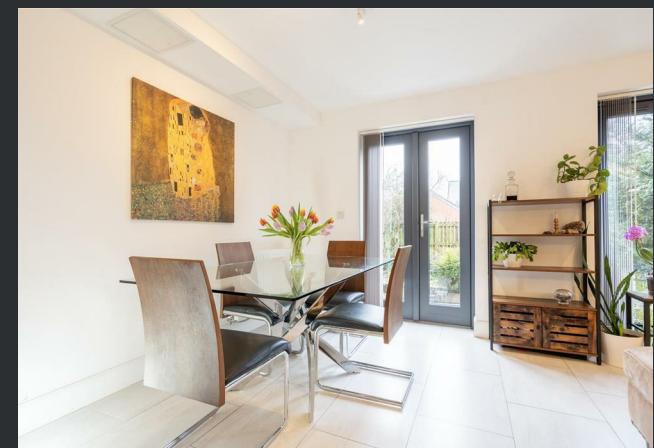
Park View Avenue, Gateshead NE9 5EN

Signature North East are delighted to welcome this three bedroom, semi-detached property to the market, ideally located in Gateshead. Situated within a great location, this well-connected part of Gateshead offers a balance of suburban comfort and urban convenience. The area benefits from easy access to local shops, supermarkets, schools and green spaces, including Saltwell Park, while excellent transport links. Residents enjoy nearby parks and leisure facilities, a strong sense of community and close proximity to major road networks such as the A1.

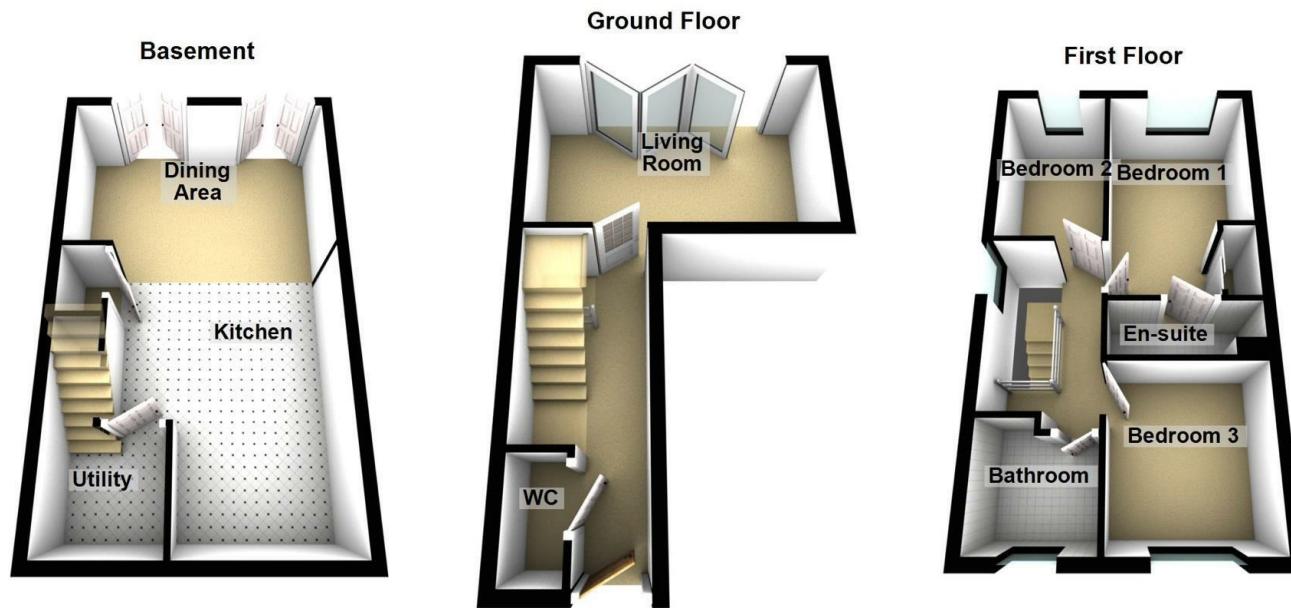
Upon entering, you are welcomed into the central hallway, which also provides access to a convenient W.C. The spacious living room offers ample space for a range of furnishings and is filled with natural light from a large window. Bifold doors open onto a Juliette balcony, overlooking the rear garden. Downstairs, you will find the open plan kitchen and dining area. The kitchen boasts a plethora of space through attractive wall and base units, complemented by sleek worktops and a breakfast bar. Integrated appliances include a dishwasher, microwave, washing machine, fridge, freezer, oven and hob. Elegant French doors lead out to the rear garden, while the dining area comfortably accommodates a dining table or could be utilised as an additional sitting area. Adjacent to the kitchen is a useful utility room.

Continuing to the first floor, there are three bedrooms. Bedrooms one and three can easily accommodate a double bed along with additional furnishings, while bedroom two is suitable for a single bed and further storage. Bedroom one further benefits from a fitted sliding door wardrobe and a private en-suite. Completing this floor is the family bathroom, featuring a bathtub, hand basin and W.C.

Externally, the property offers a rear garden laid mainly to lawn with a patio area, perfect for outdoor furniture and entertaining. To the front, there is a driveway providing off-street parking, as well as a garage.



PROPERTY FLOORPLAN



Total area: approx. 92.8 sq. metres (998.7 sq. feet)

Measurements:

Living Room
9'7" x 15'3"

Kitchen
15'8" x 12'5"

Dining Area
9'5" x 15'2"

Utility
6'0" x 5'10"

WC
2'6" x 5'1"

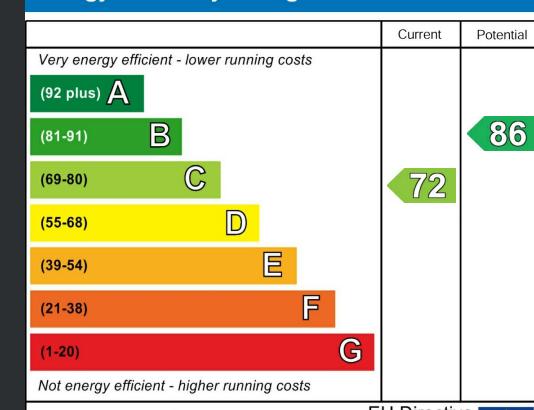
Bedroom One
13'1" x 8'1"

En Suite
6'6" x 2'11"

Bedroom Two
9'6" x 6'0"

Bathroom
6'0" x 6'0"

Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC





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