



61 Marian Court, Gateshead, NE8 2HY

Offers Over £110,000

- Excellent opportunity for first-time buyers
- Three well-proportioned bedrooms
- Excellent-sized kitchen/diner
- Ground Floor WC
- Pleasant open aspect across green space to the front
- Spacious accommodation extending to approximately 897 sq ft
- Generous separate living room
- Modernisation required – ideal for buyers wanting to add their own style
- Gated rear access providing off-street parking
- Convenient for Newcastle City Centre, Gateshead and the Quayside

THE PROPERTY

A spacious home with plenty of potential, providing excellent value for money in a convenient location close to Newcastle City Centre.

Deceptively spacious from the outset, this well-proportioned property extends to approximately 897 sq ft and provides versatile accommodation arranged over two floors. The property requires modernisation, presenting an excellent opportunity for first-time buyers or young families to update the accommodation to their own taste and create a fantastic home.

The ground floor centres around a generous living room with ample space for comfortable seating and a pleasant outlook. To the opposite side is an impressive kitchen/diner, creating a practical and sociable everyday space with room for a dining table alongside the fitted kitchen. The ground floor also benefits from useful storage, a WC and access to the rear.

Upstairs, there are three well-proportioned bedrooms. The main bedroom is particularly generous, extending across one side of the property, while the remaining bedrooms are ideally suited to children, guests or anyone requiring a home office. A family bathroom completes the first-floor accommodation.

Externally, there is an enclosed, low-maintenance rear garden with paved areas, established planting and useful storage. Gated access to the rear also provides valuable off-street parking. To the front, the property enjoys an attractive open aspect across surrounding green space, giving the setting a more spacious feel.

Marian Court is conveniently positioned for Newcastle City Centre, Gateshead and the Quayside, with good road and public transport links nearby. Local shops and everyday amenities are also within easy reach, making this a practical and affordable location for first-time buyers and families.

