



35 Holyoake Gardens, Gateshead, NE9 5DT

Offers Over £180,000

- Ideal first-time buyer home
- Spacious bay-fronted living room
- Modern fitted kitchen with excellent storage
- Stylish contemporary shower room
- Enclosed low-maintenance rear yard with gated access
- Three well-proportioned bedrooms
- Separate dining room offering flexible living space
- Additional dining area with doors opening to the rear
- Bright, neutral décor throughout
- Convenient for Low Fell, Gateshead and Newcastle with excellent local transport links

## THE PROPERTY

An attractive and well-presented home, ideally suited to first-time buyers looking for generous living space in a convenient Gateshead location.

The property has a bright, neutral interior throughout and combines traditional proportions with modern finishes, creating a home that is ready for a new owner to make their own.

The ground floor opens into a welcoming hallway leading to a spacious bay-fronted living room, with the large window providing plenty of natural light. A separate dining room provides valuable additional living space and leads through to the impressive kitchen. Fitted with a modern range of white units, contrasting work surfaces and integrated cooking appliances, the kitchen offers excellent storage and preparation space, with an additional dining area to the rear and glazed doors opening onto the outside space.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles and a versatile third bedroom which would make an ideal single bedroom, nursery or home office. The accommodation is completed by a stylish modern shower room with contemporary tiling, fitted vanity storage and a generous shower enclosure.

Externally, the property has a small enclosed area to the front, while to the rear is a private enclosed yard designed for easy maintenance, providing useful outdoor space with gated access.

Holyoake Gardens is conveniently positioned for access to Gateshead, Low Fell and Newcastle City Centre. A range of everyday shops and amenities can be found nearby, with the wider selection of independent shops, cafés, restaurants and services along Low Fell's popular high street also within easy reach. Regular public transport links provide convenient connections across the area, while nearby road links make this a particularly practical location for commuters and first-time buyers.

