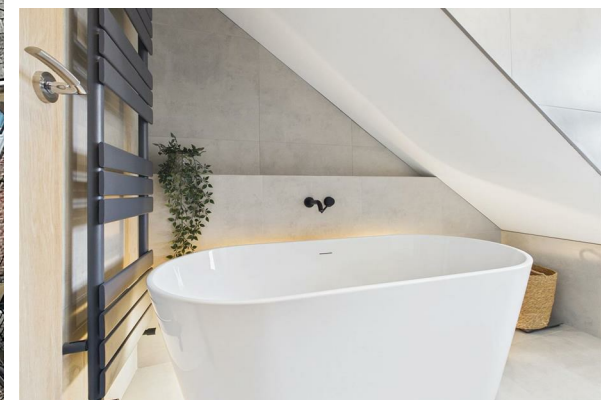




FOR SALE

112 Rodsley Avenue, Gateshead, NE8 4LA

Offers Over £180,000



- Architect-designed loft conversion completed to 2026 Building Regulations
- Extensively refurbished with a stylish, high-quality interior throughout
- Impressive principal bedroom with dedicated walk-in wardrobe
- Stunning luxury bathroom with freestanding bath and walk-in shower
- Superb open-plan kitchen/diner with solid oak worktops and integrated appliances
- Flexible separate lounge with potential to create a fourth bedroom
- Full electrical rewire, new central heating system and new boiler
- New oak internal doors, oak flooring and carpets throughout
- Separate utility room and stylish additional WC

THE PROPERTY

A beautifully remodelled maisonette where virtually every detail has been considered, combining an impressive new loft conversion with a stylish interior and flexible living space.

Having undergone substantial refurbishment, the property is presented to an exceptional standard throughout. Works include a full electrical rewire, new central heating system and boiler with seven-year warranty, new oak internal doors, oak flooring and carpets, alongside an architect-designed loft conversion.

The main living level centres around a superb open-plan kitchen and dining space, finished with shaker-style cabinetry, solid oak worktops, integrated dishwasher and fridge/freezer, contrasting black fittings and a central peninsula. The generous space is ideal for dining, entertaining and everyday family life. A separate utility room provides additional storage and laundry space, while a newly fitted WC adds further practicality.

The separate lounge is beautifully presented, retaining attractive period proportions alongside a contemporary finish. With the kitchen/diner capable of accommodating a larger living area, the lounge also offers flexibility to become an additional bedroom if required.

The newly created loft floor is a standout feature. Designed by an architect and constructed to comply with 2026 Building Regulations, it incorporates traditional-style dormer detailing to the front and a substantial rear dormer finished in contemporary anthracite cladding. This level provides an impressive principal bedroom with walk-in wardrobe, a further bedroom and striking new bathroom.

The bathroom features a freestanding bath with wall-mounted taps, walk-in wet-room style shower with built-in niche, wall-mounted vanity with countertop basin and stylish black fittings throughout.

Externally, the property benefits from its own rear outdoor space, enhanced by new decking to create an attractive, low-maintenance seating and entertaining area.

