



63 Thomas Street, Gateshead, NE9 7YA

Offers Over £235,000

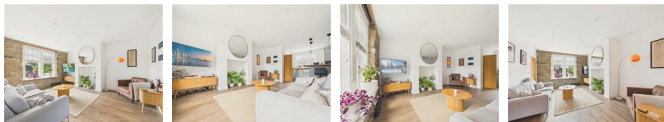
Nestled on the charming Thomas Street in the sought-after area of Eighton Banks, this stunning end-terraced house presents an exceptional opportunity for those seeking a modern and stylish home. The property boasts a generous end plot, complete with a driveway that offers convenient off-street parking. Immaculately maintained and finished to a high standard, the heart of this home is undoubtedly the impressive open plan lounge, dining, and breakfast room. The space features a log burner-ready chimney breast, an exposed stone feature wall, and elegant LVT flooring, creating a warm and inviting atmosphere perfect for both relaxation and entertaining. The bespoke kitchen is a chef's dream, equipped with an eye-level oven, fridge, and dishwasher, along with a practical bin store. A utility room and rear hallway provide additional storage solutions, ensuring that the home remains clutter-free. On the first floor, you will find a spacious main bedroom with built-in double storage, alongside a second bedroom that offers a pleasant outlook. The family bathroom is fitted with a luxurious five-piece suite, providing a perfect retreat for unwinding after a long day. Notably, the current vendor has obtained building regulations for the loft room, which is already floored and boarded, featuring power, lighting, and a water feed, with a staircase leading from the first-floor landing, but will need completing to be signed off. The low-maintenance rear garden is a true gem, featuring a decked sun terrace that basks in the westerly sunshine, ideal for enjoying those warm summer evenings. This property is a fantastic opportunity for buyers looking for a home that combines modern living with thoughtful design. Viewings are essential to fully appreciate the quality and craftsmanship that this home has to offer.

ENTRANCE HALLWAY

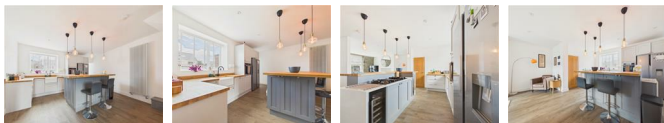


OPEN PLAN LOUNGE

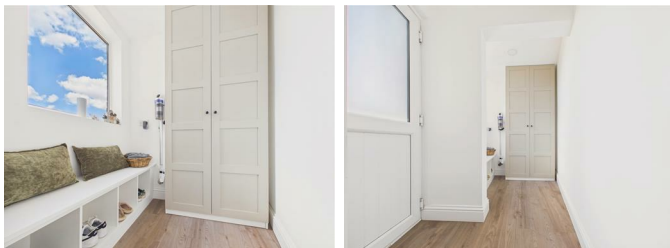
27'2" red to 18'0" x 12'5" extd to 18'9" red to 15' (8.30m red to 5.51m x 3.80m extd to 5.73m red to 4.)



OPEN PLAN DINING KITCHEN INTO LOUNGE



REAR HALLWAY



UTILITY ROOM

8'10" x 4'5" (2.70m x 1.35m)



FIRST FLOOR LANDING



BEDROOM ONE

14'0" x 12'4" (4.29m x 3.78m)



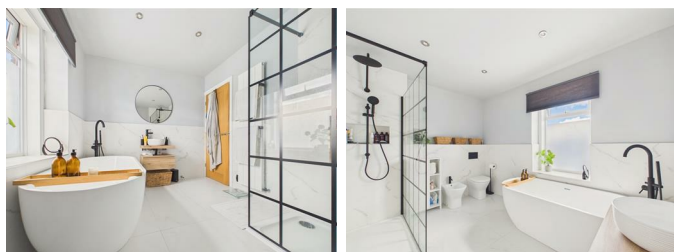
BEDROOM TWO

8'9" x 8'5" (2.68m x 2.58m)

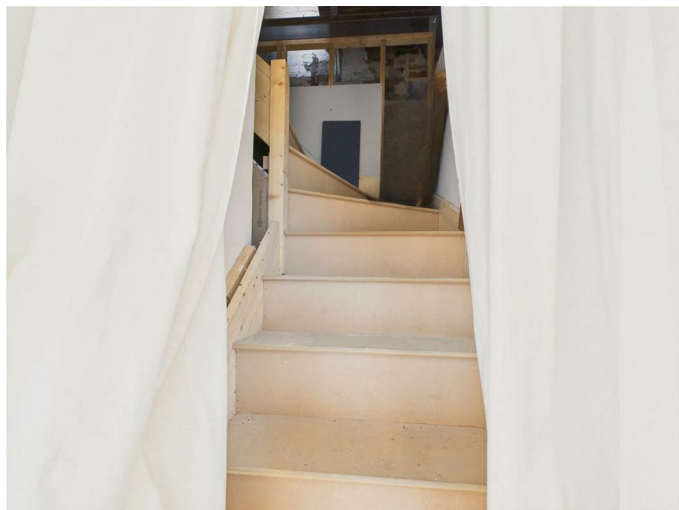


BATHROOM

11'2" x 8'2" (3.42m x 2.50m)



LOFT ROOM ACCESS



DRIVEWAY



EXTERNAL

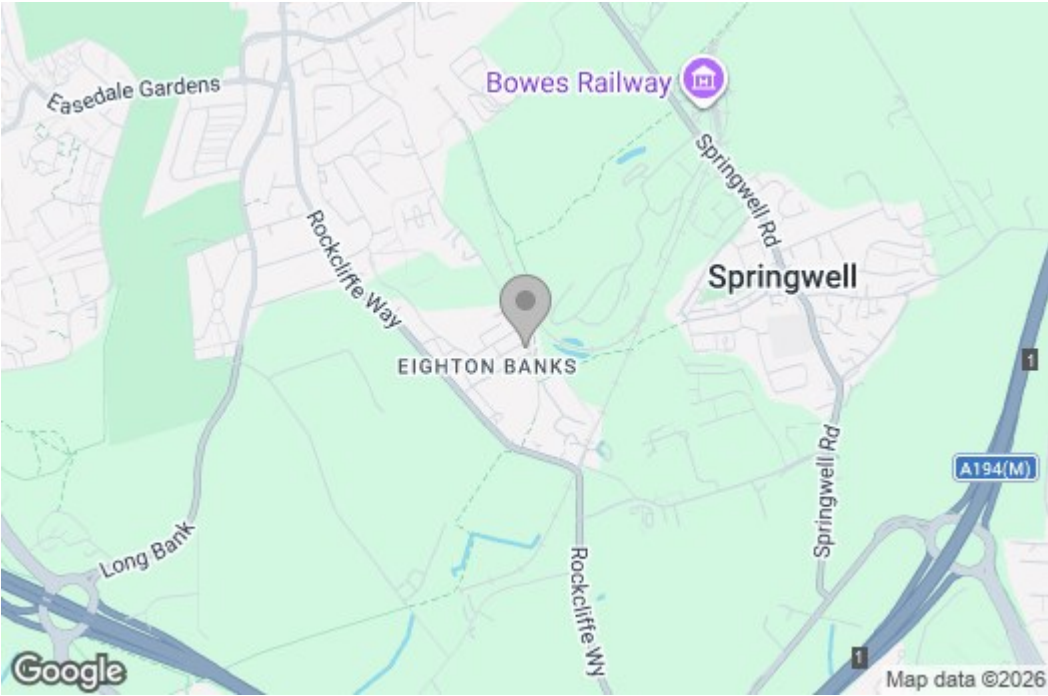


Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

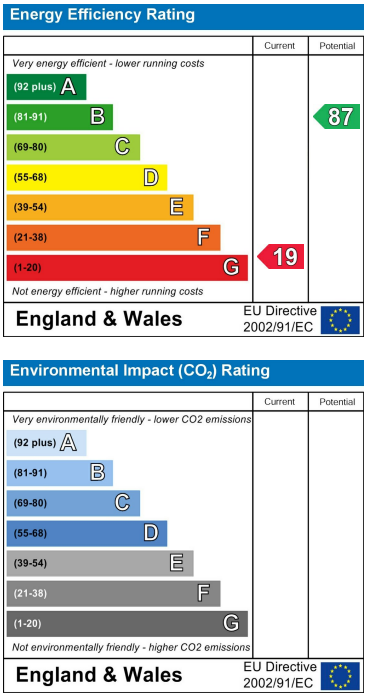
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

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Energy Efficiency Graph



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