



# FOR SALE

22 Aldsworth Close, Gateshead, NE9 7PG

Offers Over £152,500





- Open Plan Modern Kitchen
- Attic Space With Velux Window
- Communal Green To The Front Aspect
- Excellent Opportunity For First Time Buyers
- EPC Rating - D
- Extended Reception Room
- Single Garage
- Sought After Location
- Low Maintenance Rear Garden
- Excellent Transport Links For Commuters

THE PROPERTY

Nestled in a popular village setting, this charming terraced home has been beautifully styled to offer a fresh and inviting space perfect for a first family or those taking their first step onto the property ladder. Flooded with natural light, the lounge welcomes you straight away, with laminate flooring underfoot and a gentle view across a leafy communal green – ideal for children to play safely under watchful eyes.

The heart of the house is a sleek kitchen-diner, boasting modern units, integrated appliances and a mixer-tap sink. There's plenty of room for a family table, and French doors open onto the private low maintenance garden, blending indoor comfort with outdoor ease. Ideal for weekend barbecues or alfresco breakfasts, the garden continues the story of the green-focused lifestyle this home offers.

Upstairs, three well-proportioned bedrooms offer flexibility—enough space for little ones or occasional guest while the white stylish bathroom

The peaceful communal green opposite brings the outdoors in, offering a sense of space appealing to first-time buyers with young families. Parking is provided via a single garage in a block to the side of the property.

Springwell Village is a popular semi-rural residential area. There is one church, three shops and two local pubs, 'The Guidepost' in the centre of the village, and 'The Ship' on the outskirts. The surrounding areas are mainly farmland with some equestrian centres. The first residences in the area were constructed in 1821 to house workers of the nearby colliery. The village has retained much character and is generally a sought after and affluent address within the local area. It has a mix of small private estates situated in the centre and south alongside a large proportion of individual properties and stone terrace cottages, a style typical within the area. The village is located a few minutes from the A1(M) by car.

