



FOR SALE



5 Barrington Place, Gateshead, NE8 1XA

Asking Price £240,000

- No Onward Chain
- Open Plan Lounge/Diner
- Impressive Split Level Front Yard
- Gas Central Heating Via Combi-Boiler
- Opportunity To Extend (Subject To The Correct Permissions)
- Grade II Listed Building
- Four Double Bedrooms
- Renovation Project With Original Features
- Cellar Providing Additional Storage
- EPC Rating D

## THE PROPERTY

This handsome Grade II-listed Georgian mid-terrace, dating from 1790, stands as an exceptional renovation opportunity. Beneath its fine stone frontage lie many original period features, offering a rare canvas for those wishing to blend historic character with contemporary living.

Approached via elegant double wrought-iron gates, the stunning paved front garden steals the show immediately. This generous paved space is a major draw—picture morning coffee, al fresco dining, or a chic seating area framed by artful planting.

Inside, an inviting entrance hallway leads down to a versatile, spacious cellar—brilliant for conversion into a home office, gym or wine room. The living room and open plan dining room, both facing the front garden, offer excellent scope for reconfiguration – perhaps an elegant open-plan reception space. While there's a refitted kitchen and sheltered yard, these spaces are ready for a full modernisation or potential extension to create a contemporary hub for family life.

Upstairs, an L-shaped landing gives access to four well-proportioned double bedrooms and a family bathroom. These rooms hold real potential to be transformed: imagine bespoke ensembles, dressing rooms or luxuriously styled bedrooms infused with natural light.

Outside, the paved front garden and off-street parking via the gated entrance make an immediate impression. The rear courtyard, accessed from the rear lobby, could be reinvented as a peaceful retreat or sleek urban garden.

Bensham and Saltwell is close to local amenities and transport links and Gateshead town centre which boasts some of the borough's best leisure and cultural facilities. This includes the award-winning Saltwell Park, the Shipley Art Gallery, Gateshead Central Library. It even has its own independent theatre in The Little Theatre on Saltwell View. The neighbourhood has local shopping areas on Coatsworth Road and Saltwell Road, many schools.

