



FOR SALE



10 Beaconsfield Avenue, Gateshead, NE9 5XT

Offers Over £365,000

- Highly sought after location within the heart of Low Fell
- Beautifully presented period terraced home
- Spacious accommodation extending to approximately 1,510 sq ft
- Stylish modern kitchen with quality fitted units and ample workspace
- Stunning dining room with bespoke fitted cabinetry and herringbone flooring
- Recently refurbished contemporary bathroom
- Three generous double bedrooms arranged over three floors
- Useful office/study ideal for home working

## THE PROPERTY

Set within one of Low Fell's most highly regarded residential streets, this beautifully presented period terraced home combines stylish modern living with charming original features and generous accommodation...

Internally, the property has been thoughtfully updated throughout and offers spacious accommodation across three floors. The welcoming entrance hallway retains a number of character features and leads to a bright bay-fronted living room with feature fireplace and high ceilings, creating a warm and elegant reception space.

To the centre of the home is a stunning dining room with bespoke fitted cabinetry, exposed shelving and attractive herringbone flooring, offering an ideal space for entertaining and family living. To the rear, the contemporary kitchen has been finished to an excellent standard with striking navy and white units, integrated cooking appliances and ample worktop space, with direct access to the rear courtyard.

To the first floor there are two generously sized double bedrooms together with a useful office/bedroom space, ideal for home working. The bathroom has been recently refurbished and finished in a modern style with quality fittings and a fresh contemporary feel.

The second floor provides an impressive additional double bedroom with excellent floor space and useful storage, creating a versatile room suitable for a principal bedroom, guest suite or hobby room.

Externally, the property benefits from an enclosed low maintenance rear courtyard finished with block paving, providing both outdoor seating space and secure off-street parking via the roller shutter garage door. To the front is a private town garden with wrought iron railings adding further kerb appeal.

Situated in the heart of Low Fell, close to shops, cafés and amenities on Durham Road. Excellent transport links, well regarded local schools, Saltwell Park, Low Fell Cricket Club and Gateshead Rugby Club are all nearby.

