



Beechwood,, Beaconsfield Avenue, Gateshead, NE9 5XT

£270,000

Nestled in the heart of Low Fell, Beaconsfield Avenue presents a stunning double-fronted period home that beautifully combines character with modern living. This end terraced house boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet evenings at home. The entrance vestibule leads you into a welcoming hallway, which flows seamlessly into a charming lounge with log burning stove, then through to the dining room and finally through to a stylishly re-fitted kitchen, ideal for culinary enthusiasts. The ground floor also benefits from a ground floor w.c. Upstairs, you will find two generously sized double bedrooms, each with their own bathroom, and one also has a connecting dressing room or study. The property is rich in character and charm, making it a delightful place to call home. Externally, the house offers a rear yard, perfect for outdoor gatherings or a quiet morning coffee. Additionally, there is a shared garden to the side, providing a lovely green space for residents to enjoy. Situated in central Low Fell, this home is ideally located with easy access to a variety of shops and restaurants, making it a perfect choice for those who appreciate the vibrancy of community life. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle filled with comfort and convenience.

ENTRANCE VESTIBULE

ENTRANCE HALLWAY

GROUND FLOOR W/C



LOUNGE

15'0" x 13'8" (4.59m x 4.19m)



DINING ROOM

14'0" x 12'8" (4.28m x 3.88m)



KITCHEN

14'8" x 8'4" (4.49m x 2.55m)



FIRST FLOOR LANDING

BEDROOM ONE

14'6" x 12'9" (4.43m x 3.91m)



DRESSING ROOM/HOME OFFICE

9'10" x 7'2" (3.00m x 2.20m)



EN-SUITE BATHROOM

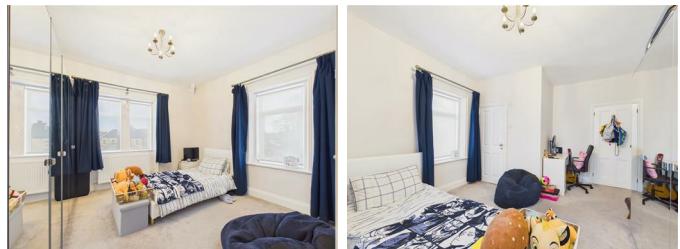
10'0" x 6'10" (3.06m x 2.10m)



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.

BEDROOM TWO

15'1" x 12'4" (4.62m x 3.78m)



EN-SUITE SHOWER ROOM



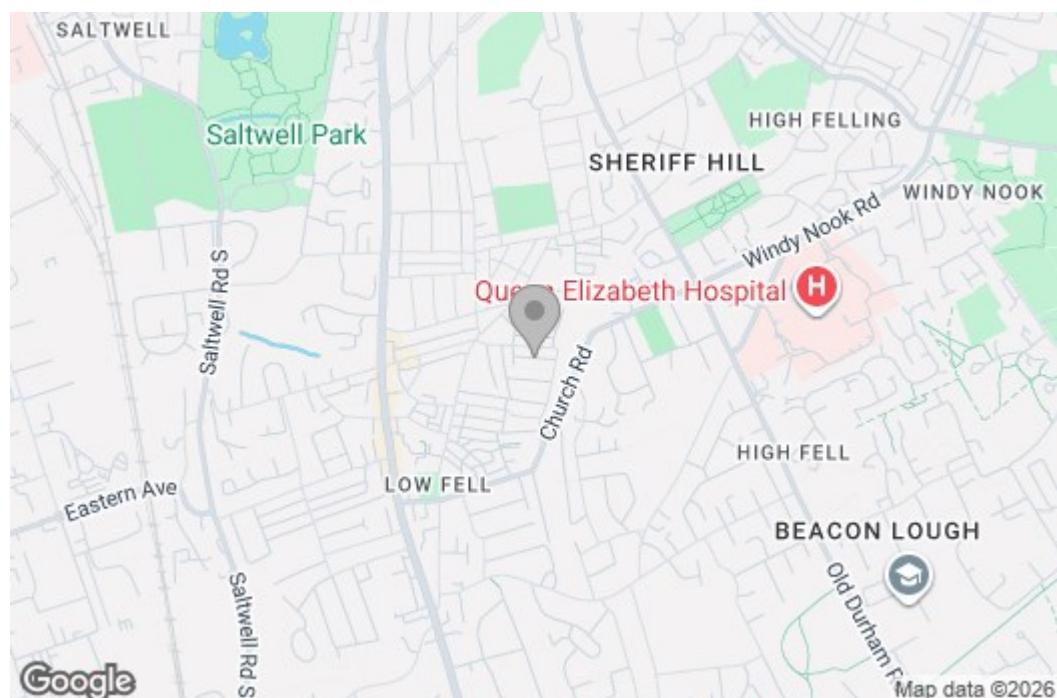
EXTERNAL



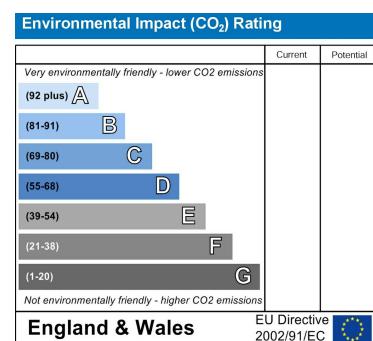
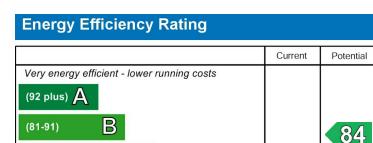
Floor Plan



Area Map



Energy Efficiency Graph



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