



2 The Mill, Gateshead, NE8 1UR

Offers Over £215,000

Welcome to The Mill, Gateshead, offering a perfect blend of space and modern living. This spacious Townhouse property boasts an abundance of accommodation spread over three well-designed floors, making it ideal for families or those who enjoy entertaining. Upon entering the ground floor, you are greeted by a welcoming hallway that leads to a convenient w.c. The heart of the home is the dining kitchen, which features elegant French doors that open out to a decked rear garden, perfect for al fresco dining or simply enjoying the outdoors. As you ascend to the first floor, you will find a generous lounge that provides a comfortable space for relaxation and social gatherings. This level also houses the main bedroom, complete with an en suite bathroom, ensuring privacy and convenience. The second floor is home to three additional bedrooms, offering ample space for family members or guests, along with a well-appointed bathroom and w.c. Outside, the property benefits from a driveway, along with an integral garage for added convenience. Although well presented the home could benefit from some cosmetic refurbishment. The location is particularly advantageous, providing easy access to Newcastle, making it an excellent choice for commuters. This townhouse is not only a wonderful family home but also a fantastic opportunity for those seeking a blend of comfort and accessibility in a vibrant area. Don't miss the chance to make this delightful property your own.

Entrance Hallway



First Floor



Downstairs w.c



Lounge

15'6" x 12'6" (4.73 x 3.81)



Master Bedroom

15'6" x 11'8" (4.73 x 3.55)

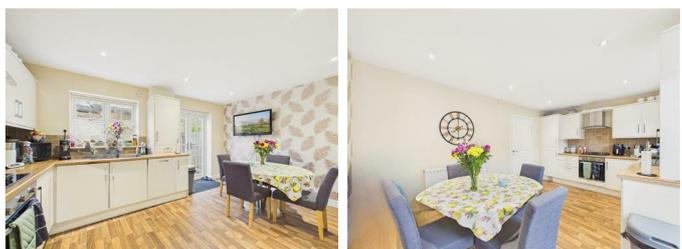


(Maximum measurement)

En-suite

Breakfasting Kitchen

15'6" x 10'6" (4.72 x 3.21)



Second Floor



Bedroom Two

15'6" x 9'3" (4.73 x 2.81)



Bedroom Three

10'8" x 6'4" (3.24 x 1.93)



Bedroom Four

10'8" x 8'11" (3.24 x 2.71)



Family Bathroom

8'4" x 5'7" (2.54 x 1.70)



External



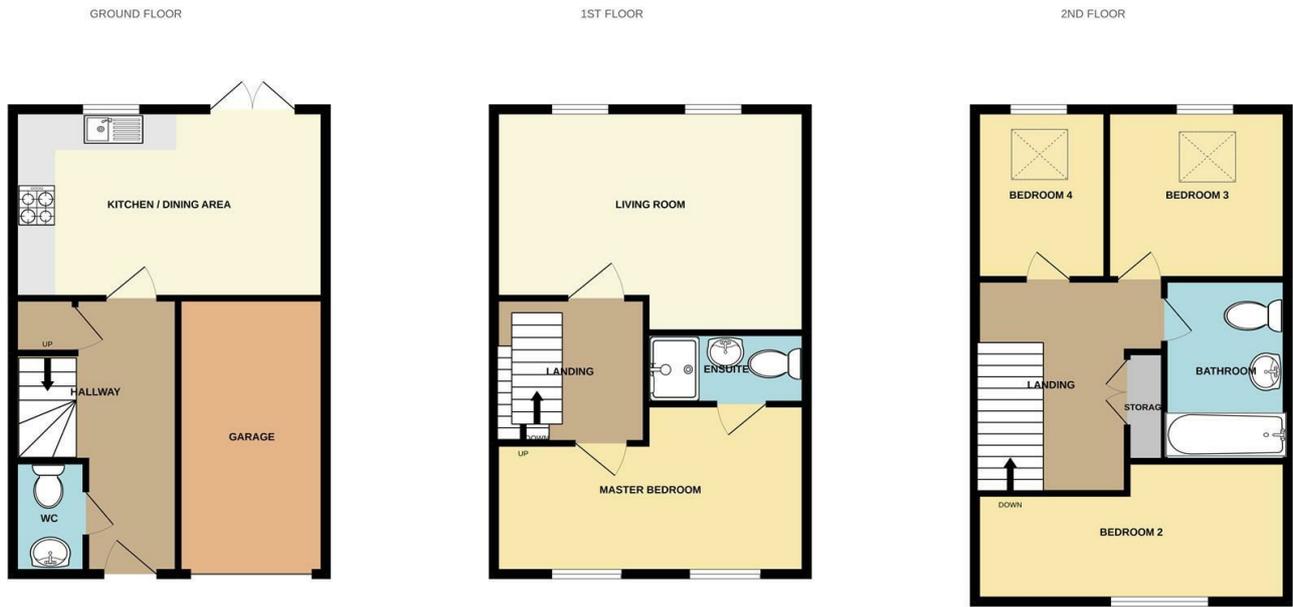
Garage

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.

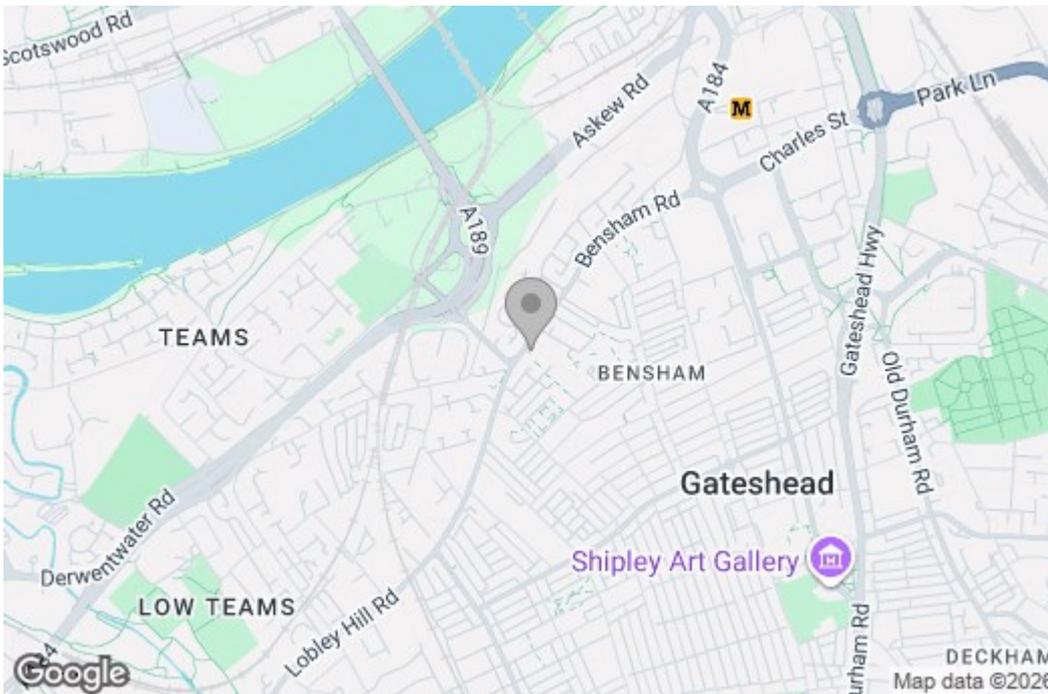
Floor Plan



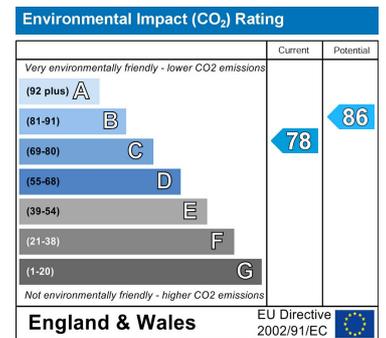
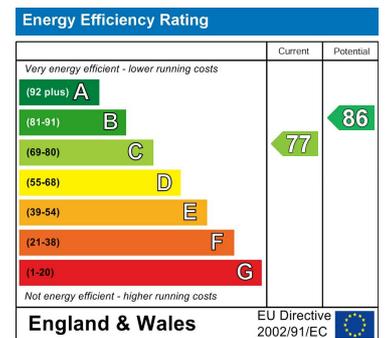
NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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