



## 21 Huxley Crescent, Gateshead, NE8 4UJ

Offers Over £110,000

Located in the popular area of Huxley Crescent, Gateshead, this charming semi-detached house offers a delightful blend of comfort and space. With three well-proportioned bedrooms and a welcoming reception room, this home is perfect for families or those seeking extra room. Upon entering, you are greeted by a spacious hallway that leads to a cosy lounge, complete with a feature fireplace and a living flame effect gas fire, creating a warm and inviting atmosphere. The kitchen, featuring stylish laminate flooring, overlooks the rear garden, allowing for a pleasant view while preparing meals. The property also includes a rear hallway, a bathroom, and a separate w/c for added convenience.

The first floor landing provides access to three generous bedrooms, two of which boast built-in storage, ensuring ample space for your belongings.

The fantastic outlook from the front of the home enhances its appeal, while the rear garden, laid to lawn with mature borders and a patio area, offers a perfect spot for outdoor relaxation and entertaining. This cherished home has seen recent improvements, including the installation of a new central heating boiler in 2020, ensuring comfort and efficiency. Viewings are highly recommended to fully appreciate the spacious accommodation and the lovely surroundings this property has to offer. Don't miss the opportunity to make this delightful house your new home.

## ENTRANCE HALLWAY



## LOUNGE

13'10" x 12'3" (4.22m x 3.75m)



## KITCHEN

11'2" x 8'5" (3.42m x 2.57m)



## BATHROOM

8'2" x 4'11" (2.50m x 1.51m)

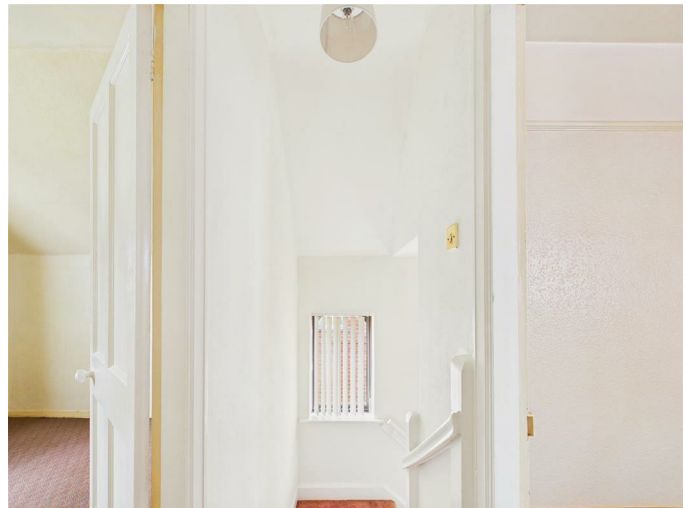


## REAR HALLWAY

## SEPARATE W/C



## FIRST FLOOR LANDING



## BEDROOM ONE

15'7" x 10'2" (4.75m x 3.12m)



## **BEDROOM TWO**

12'0" x 11'4" (3.66m x 3.46m)



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 THREE**

9'3" x 8'6" (2.82m x 2.61m)



## **EXTERNAL**



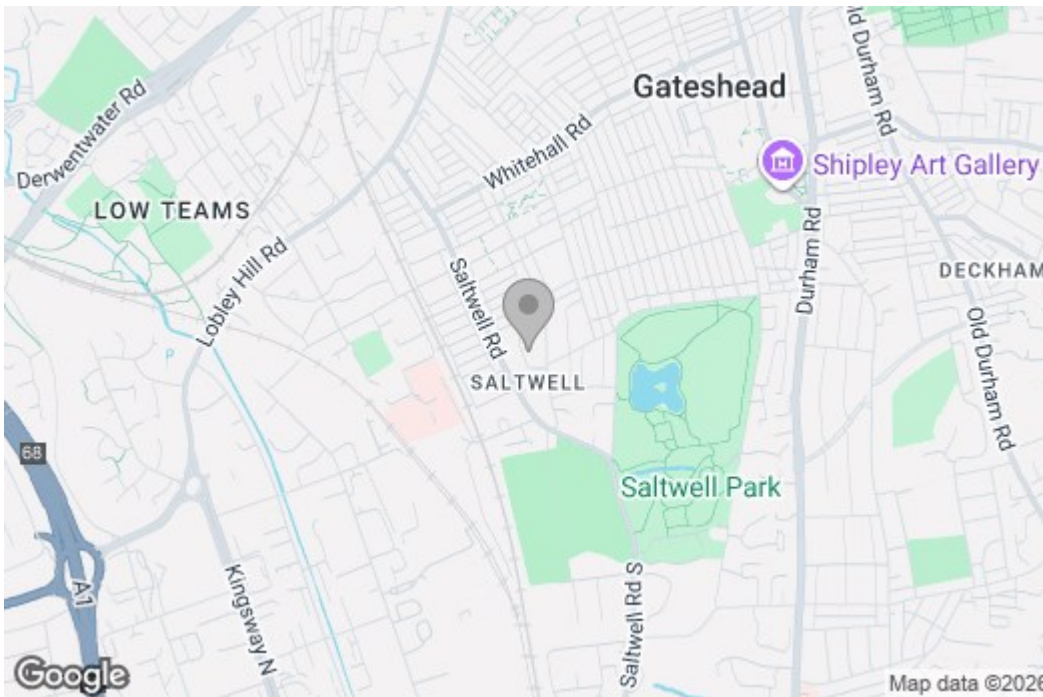
## **Property disclaimer**

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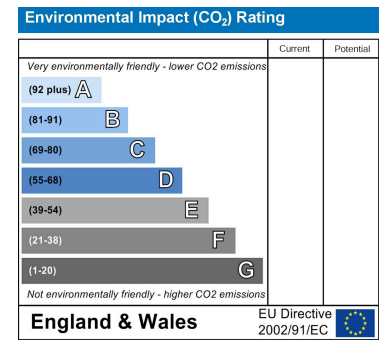
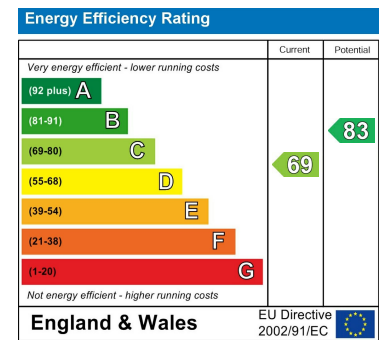
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give a representation or warranty in respect of the property.