



## 35 Larkspur, Gateshead, NE9 6SA

Offers Over £89,950

Welcome to this delightful end terrace house located in the heart of Larkspur, close to local schools, amenities and transport links. This charming property boasts a well-thought-out layout, perfect for families or those seeking extra space. Upon entering, you are greeted by a welcoming entrance hallway that leads into a spacious living room, complete with a feature fireplace that adds a touch of warmth and character to the home. The ground floor also features a convenient wet room, ideal for guests or family members. The dining kitchen is fitted with modern LVT flooring and provides ample space for dining and entertaining. From here, you can access the rear hallway, which houses a wall-mounted boiler, recently installed in February 2026, ensuring efficient heating for the home. As you ascend to the first floor, you will find the main bedroom, which benefits from built-in double robe storage, providing plenty of space for your belongings. Additionally, there are two further generously sized bedrooms, perfect for children, guests, or even a home office. The family bathroom on this level is well-appointed and serves the needs of the household. Outside, the property is complemented by gardens to both the front and rear, offering a lovely outdoor space for relaxation or play. This end terrace house is ideally situated in a central location, making it convenient for local amenities and transport links. We highly recommend viewing this property to fully appreciate its charm and potential.

## ENTRANCE HALLWAY

### LIVING ROOM

14'11" x 10'2" (4.57m x 3.11m)



## INTERNAL HALLWAY



## REAR HALLWAY

### FIRST FLOOR LANDING



## BEDROOM ONE

14'11" x 10'0" (4.57m x 3.05m)



## WET ROOM



## BEDROOM TWO

10'4" x 8'0" (3.16m x 2.44m)



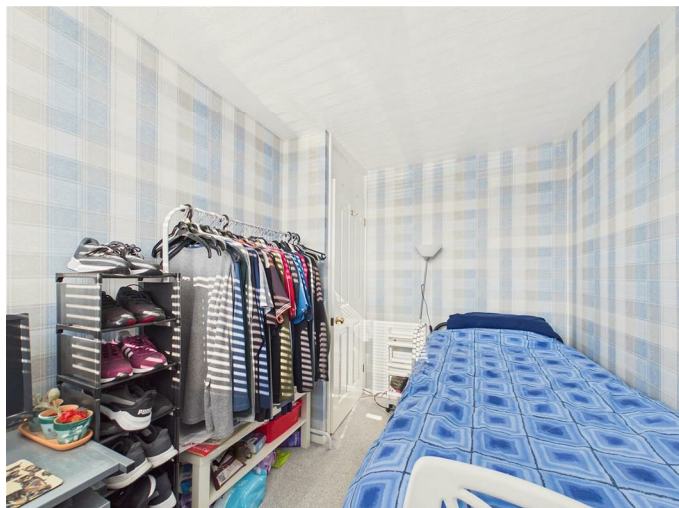
## DINING KITCHEN

14'11" x 10'4" (4.56m x 3.15m)



### **BEDROOM THREE**

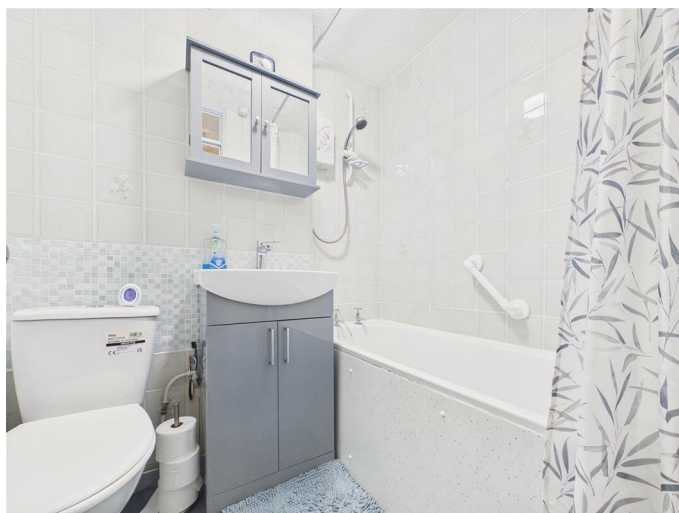
10'3" x 6'9" (3.14m x 2.07m)



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.

### **FAMILY BATHROOM**

6'0" x 5'6" (1.84m x 1.69m)



### **EXTERNAL**



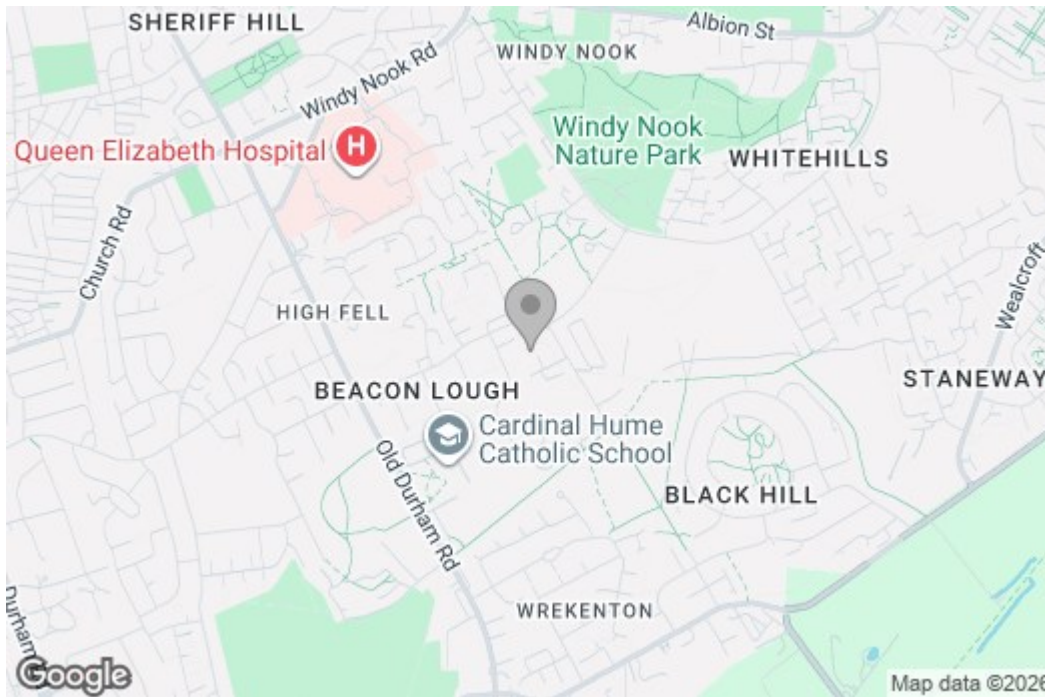
### **Property disclaimer**

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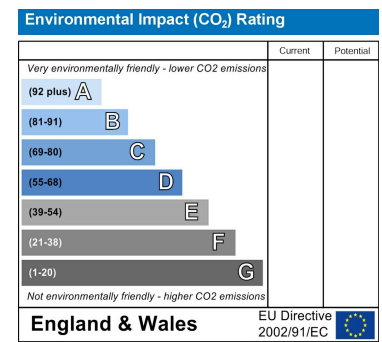
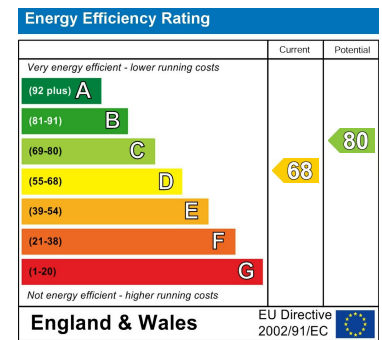
# Floor Plan



# 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.