



## 16 Coniston Gardens,, Gateshead, NE9 6XY

Offers Over £245,000

Nestled in the sought-after Coniston Gardens, this extended semi-detached house offers a delightful blend of spacious living and modern convenience. The property is ideally located, providing easy access to local amenities and transport links, making it perfect for families and professionals alike. Upon entering, you are welcomed by a charming front entrance porch that leads into a generous hallway. The lounge features a striking fire surround and a bay window, creating a warm and inviting atmosphere. The sitting/dining room is both practical and stylish, complete with under-stair storage and open access to the breakfast room or home office. French doors from this area open onto the rear patio, seamlessly connecting indoor and outdoor spaces, while the kitchen boasts an integrated oven and a pleasant view of the rear garden. The first floor landing is enhanced by a beautiful stained glass window, leading to the main bedroom, which is equipped with fitted wardrobes and offers lovely views. Two additional well-proportioned bedrooms also provide superb outlooks, ensuring ample space for family or guests. The family bathroom is fitted with a four-piece suite, catering to all your needs. Outside, the property features a gated driveway that provides ample off-street parking, while the rear garden is a true oasis, complete with various patio areas, mature shrubs, and borders, perfect for relaxation or entertaining. This home is a rare find in a desirable location, and viewing is highly recommended to fully appreciate the spacious and versatile accommodation it offers.

## ENTRANCE PORCH



## BREAKFAST ROOM/HOME OFFICE

11'1" x 6'2" (3.39m x 1.89m)



## ENTRANCE HALLWAY



## KITCHEN

15'1" x 6'7" (4.60m x 2.03m)



## FIRST FLOOR LANDING



## LOUNGE

15'7" into bay x 11'2" (4.75m into bay x 3.42m)



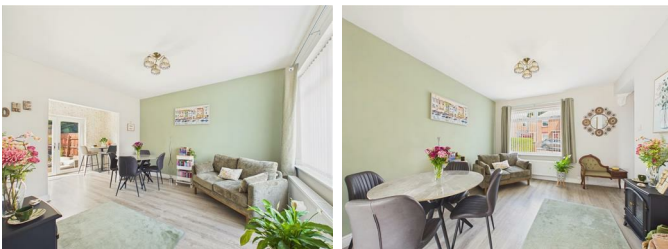
## BEDROOM ONE

14'9" x 10'0" (4.50m x 3.06m)



## DINING ROOM/SNUG

12'11" x 11'6" (3.96m x 3.52m)



## BEDROOM TWO

11'3" x 10'8" (3.44m x 3.27m)



## BEDROOM THREE

9'1" x 8'1" (2.79m x 2.47m)



## FAMILY BATHROOM

8'9" x 8'5" (2.68m x 2.57m)



## GATED DRIVEWAY



## EXTERNAL



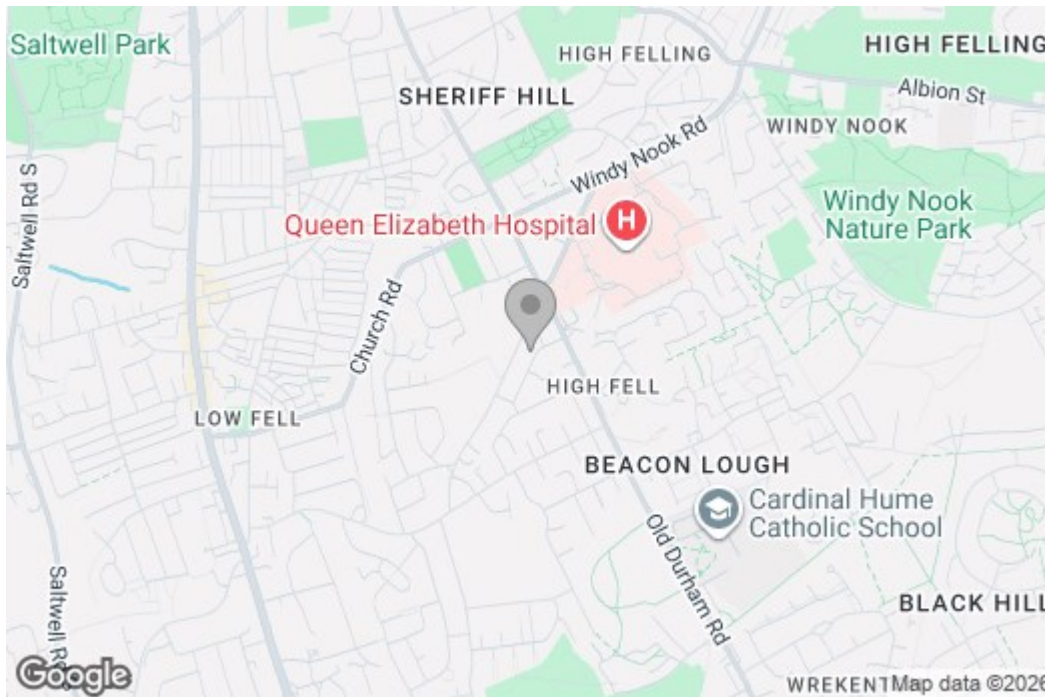
## Property disclaimer

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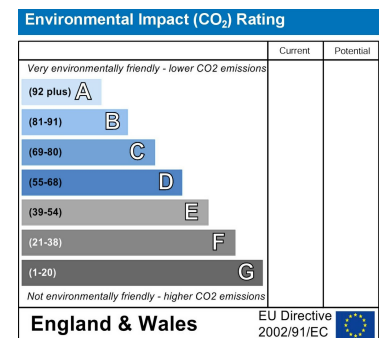
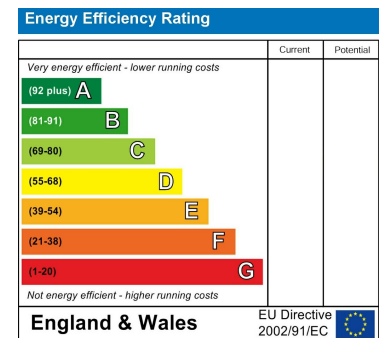
# Floor Plan



# Area Map



# Energy Efficiency Graph



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