



3 The Crescent, Gateshead, NE11 0YA

Offers Over £170,000

Nestled in the heart of Kibblesworth, this charming terraced house on The Crescent offers a delightful blend of comfort and convenience. With its spacious layout, this property is perfect for those seeking a welcoming home. Upon entering, you are greeted by a bright entrance hallway that leads to a cosy lounge, featuring a period fire surround and a living flame effect fire, creating a warm and inviting atmosphere. The dining/breakfast room flows seamlessly into the modern kitchen, which was thoughtfully refitted in June 2026 and boasts an integrated oven, making it a joy for any home cook.

The ground floor also includes a convenient w/c and utility room, enhancing the practicality of the space. Ascending to the first floor, you will find two generously sized double bedrooms, perfect for relaxation, along with a family bathroom that caters to all your needs. Additionally, the first floor landing provides access to a fully floored loft, offering ample storage solutions. Outside, the property features a gated yard to the rear, providing a private outdoor space for leisure and enjoyment. Furthermore, the added benefit of an allotment or garden with hard standing presents an excellent opportunity for gardening enthusiasts or those looking to create their own outdoor retreat. This lovely home is situated in a popular and central location, making it ideal for easy access to local amenities and transport links. Viewings are highly recommended to truly appreciate the charm and potential of this delightful property.

ENTRANCE HALLWAY

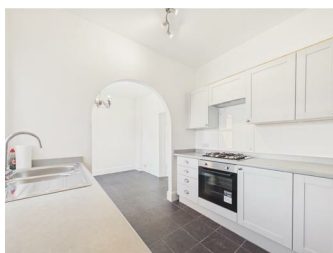
LOUNGE

17'1" x 13'5" (5.21m x 4.09m)



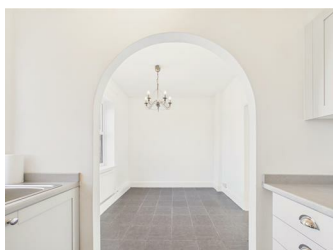
KITCHEN

9'4" x 8'9" (2.86m x 2.69m)



DINING/BREAKFAST ROOM

9'2" x 8'10" (2.80m x 2.70m)



GROUND FLOOR W/C AND UTILITY

6'4" x 4'9" (1.94m x 1.45m)

FIRST FLOOR LANDING

BEDROOM ONE

15'11" x 13'8" (4.87m x 4.17m)

BEDROOM TWO

12'10" x 9'3" (3.93m x 2.84m)

FAMILY BATHROOM

9'7" x 8'7" (2.94m x 2.63m)

EXTERNAL



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

Area Map



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Energy Efficiency Graph

