



3 Belgrave Terrace, Gateshead, NE10 9EE

Offers Over £265,000

Welcome to Belgrave Terrace. This exceptional stone-built terraced house is a true gem within a Conservation area. Spanning three spacious floors, the property boasts a wealth of original features that enhance its character and charm. Upon entering, you are greeted by a lovely lounge, complete with a beautiful fireplace and a bay window that floods the room with natural light. The double glass doors lead seamlessly into the dining room, which provides access to the well-appointed kitchen. This culinary space is equipped with an integrated double oven, fridge, freezer, and dishwasher, making it perfect for family meals and entertaining.

Additionally, a handy utility area houses a free-standing washing machine and an extra fridge, ensuring practicality in daily living.

The first floor features a family bathroom fitted with a luxurious four-piece suite and underfloor heating, providing comfort and convenience. Three well-proportioned bedrooms are also located on this level, including one with built-in wardrobes and another currently utilised as a home office, both benefiting from lovely natural light and pleasant views. Ascending to the second floor, you will find a versatile landing area, currently serving as a snug, along with a further bedroom, a shower room, and a walk-in storage room, offering ample space for all your needs. The outdoor space is equally impressive, with beautifully laid-out gardens adorned with an abundance of plants and flowers, creating a serene retreat. A secure driveway at the rear, complete with an electric roller shutter door, adds an extra layer of convenience and security. Close to all local amenities and good transport links. This grand family home is a must-see, and viewing is essential to fully appreciate its charm and spaciousness.

ENTRANCE VESTIBULE



DINING ROOM

15'0" into alcove x 12'11" (4.58m into alcove x 3.94m)



KITCHEN

13'1" x 8'11" (4.00m x 2.74m)



ENTRANCE HALLWAY



CONSERVATORY/GARDEN ROOM

14'1" x 7'6" (4.31m x 2.30m)



LIVING ROOM

17'7" into bay x 16'9" into alcoves (5.38m into bay x 5.11m into alcoves)



STORAGE AREA/UTILITY

FIRST FLOOR LANDING



BEDROOM ONE

13'7" x 12'9" (4.16m x 3.90m)



FAMILY BATHROOM

9'1" x 8'9" (2.77m x 2.69m)



BEDROOM TWO/HOME OFFICE/SITTING ROOM

17'10" into bay x 15'1" into alcoves (5.44m into bay x 4.60m into alcoves)



SECOND FLOOR LANDING/SNUG



BEDROOM THREE

16'0" x 9'10" (4.89m x 3.00m)



BEDROOM FOUR

8'10" x 8'3" (2.71m x 2.54m)



SHOWER ROOM

7'0" x 5'0" (2.14m x 1.54m)



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.

WALK IN STORAGE ROOM

10'2" x 9'6" (3.10m x 2.92m)

EXTERNAL



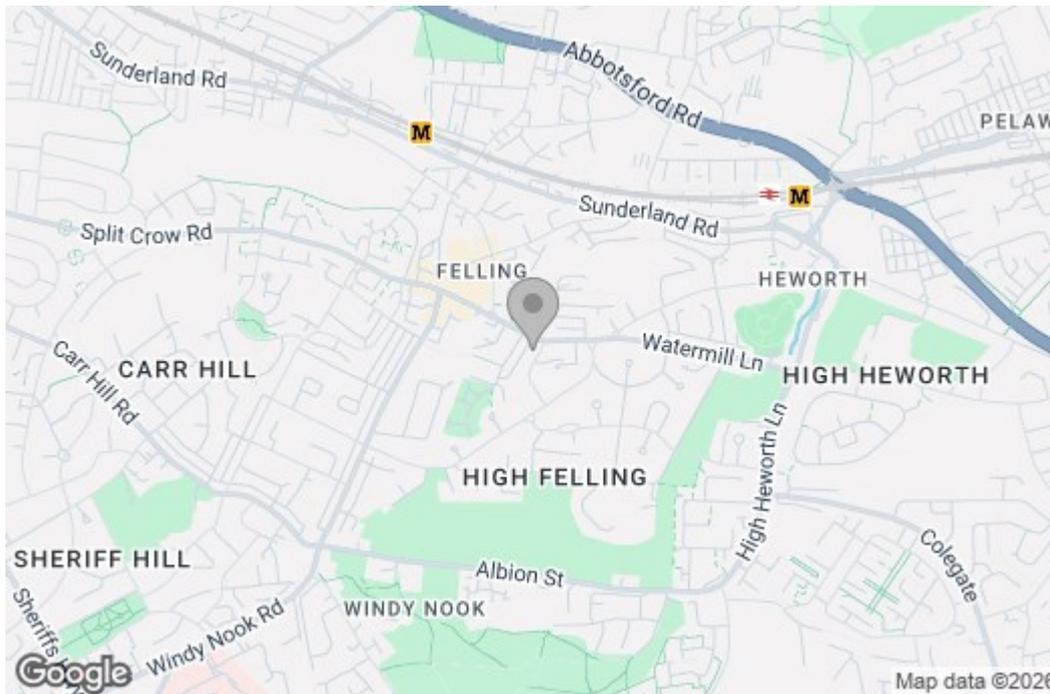
DRIVEWAY WITH ELECTRIC ROLLER SHUTTER DOOR



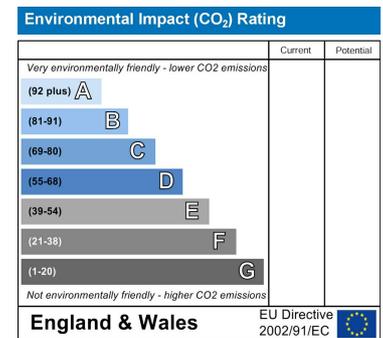
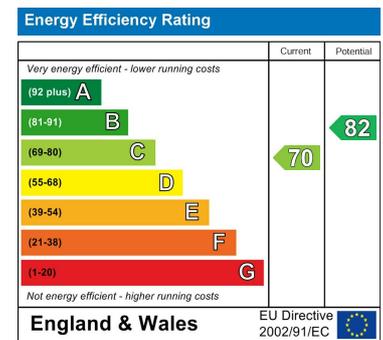
Floor Plan



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 an representation or warranty in respect of the property.