



4 Linton Road, Gateshead, NE9 6XL

Offers Over £289,950

Nestled on the desirable tree lined Linton Road, this charming, extended semi-detached house offers a perfect blend of comfort and modern living. The property boasts spacious accommodation throughout, making it an ideal family home. Upon entering, you are greeted by a welcoming entrance hallway featuring a built-in storage cupboard and stylish LVT flooring. The ground floor includes a convenient w/c, also adorned with LVT flooring. The lounge is a delightful space, enhanced by a recess to the chimney breast and a bay window fitted with smart controlled curtains, allowing for both elegance and practicality. The dining kitchen is a true highlight, equipped with an integrated oven, eye-level combination microwave, induction hob, dishwasher, fridge, and freezer. A fitted seating area complements the kitchen, which seamlessly opens into the garden room. This bright and airy space features French doors that lead out to a west-facing decked sun terrace, perfect for enjoying the afternoon sun and picturesque views. Ascending to the first floor, you will find a half landing with a feature arched window, leading to the third bedroom that offers lovely vistas. The main bedroom is generously sized, complete with fitted wardrobes and a bay window, while an additional bedroom and a family bathroom with a four-piece suite complete this level. The property is further enhanced by a double-width driveway at the front, providing ample parking, and an outhouse equipped with power, lighting, and windows, offering versatile usage options. The rear garden is laid to lawn, featuring a raised decked sun terrace that basks in the westerly sun, creating a perfect outdoor retreat. Viewings are highly recommended to fully appreciate the charm and spaciousness of this lovely family home.

ENTRANCE HALLWAY



HALF LANDING



GROUND FLOOR W/C



BEDROOM THREE

12'0", x 6'10" (3.66, x 2.09m)

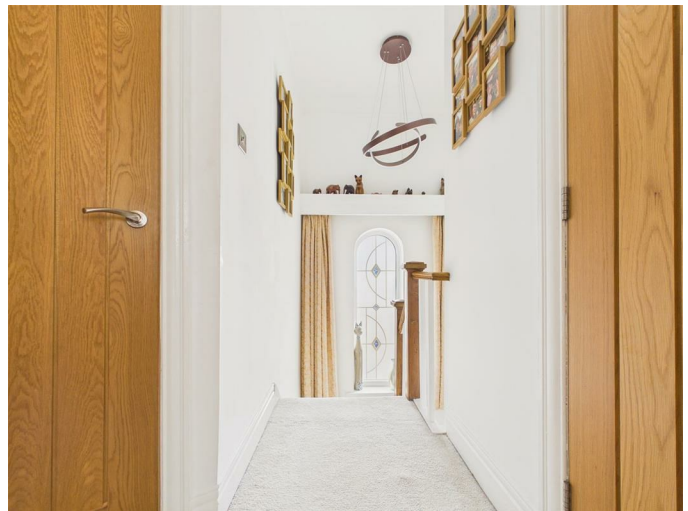


LOUNGE

20'1" x 13'8" (6.13m x 4.19m)



FIRST FLOOR LANDING



DINING KITCHEN

20'0" x 7'11" (6.12m x 2.42m)



BEDROOM ONE

11'10" to robes x 11'10" into bay (3.62m to robes x 3.62m into bay)



GARDEN ROOM

18'4" x 9'6" (5.61m x 2.91m)



BEDROOM TWO

11'8" exc door recess x 7'9" (3.57 exc door recess x 2.38m)



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.

FAMILY BATHROOM

8'3" x 5'7" (2.52m x 1.72m)



DRIVEWAY



EXTERNAL



OUTHOUSE

12'0" x 6'10" (3.66m x 2.09m)

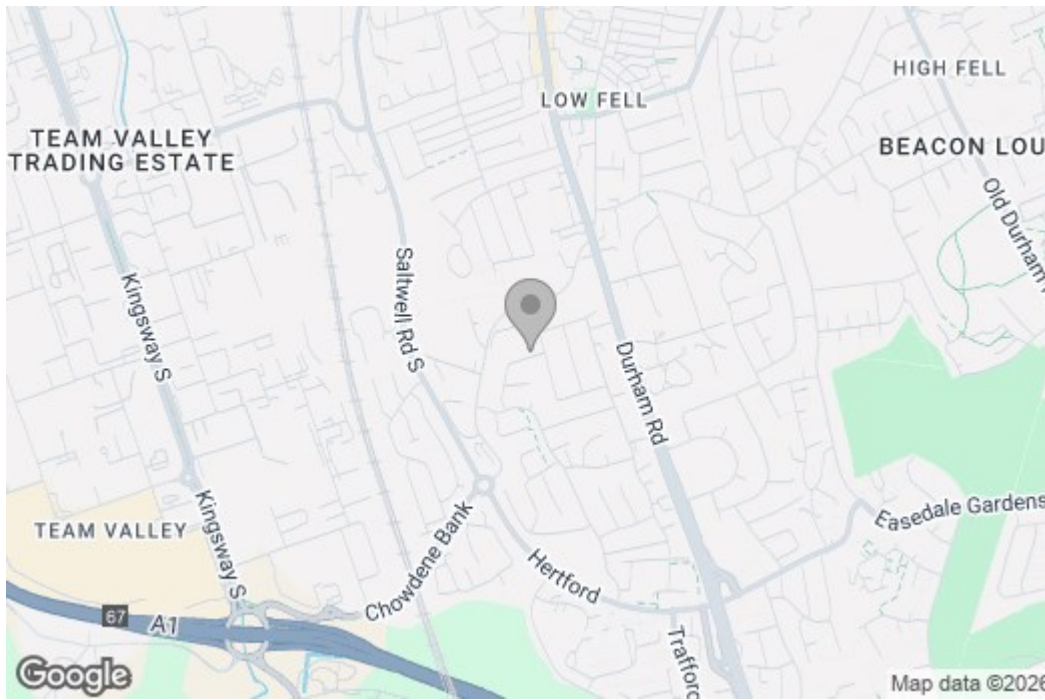
Property disclaimer

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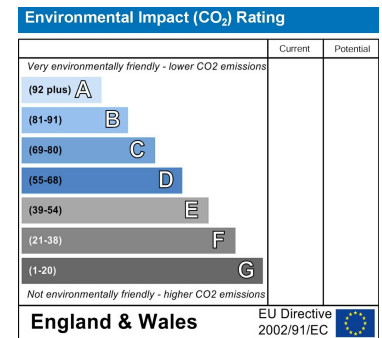
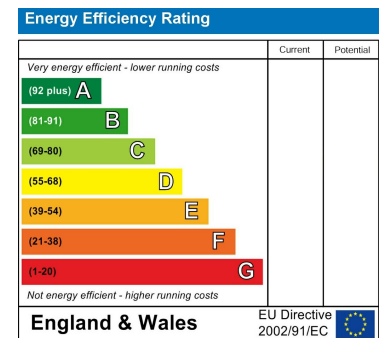
Floor Plan



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.