



## Calderwood Crescent

Gateshead NE9 6PJ

Offers In Excess Of £285,000



Venture  
PROPERTIES



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Nestled in the desirable area of Calderwood Crescent, Low Fell, Gateshead, this extended semi-detached home presents a rare opportunity for discerning buyers. Boasting three well-proportioned bedrooms, this property is perfect for families seeking both space and comfort. The home features a fitted kitchen that flows seamlessly into generous living areas, ideal for entertaining or relaxing with loved ones.

Two of the bedrooms come with fitted wardrobes, providing ample storage, while the family bathroom is complemented by a separate WC for added convenience. The property retains many original features, adding character and charm to the living space.

Set on a large corner plot, the exterior of the home is equally impressive, with gardens to the front and side, offering potential for future extension, subject to planning permission. The rear courtyard provides a private outdoor space, perfect for enjoying the fresh air. Additionally, the property includes a double garage and ample hardstanding, accommodating several vehicles with ease.

This home is equipped with UPVC double glazing

throughout and gas central heating via radiators, ensuring comfort all year round. Located within a popular residential development, the property is conveniently close to Calderwood Park, schools, and local amenities, making it an ideal choice for families.

This property is sure to attract considerable interest. We encourage you to arrange a viewing at your earliest convenience by calling 0191 3729898. Don't miss out on the chance to make this charming house your new home

Freehold  
EPC rating to be confirmed

## ENTRANCE HALL

**LOUNGE**  
19'10" x 13'6" (6.05m x 4.11m)

**DINING ROOM**  
10'2" x 9'1" (3.10m x 2.77m)

**KITCHEN**  
8'1" x 6'6" (2.46m x 1.98m)

## FIRST FLOOR

## BEDROOM 1

11'5" into bay x 11'4" plus robes (3.48m into bay x 3.45m plus robes)

## BEDROOM 2

10'5" x 10'5" (3.18m x 3.18m)

## BEDROOM 3

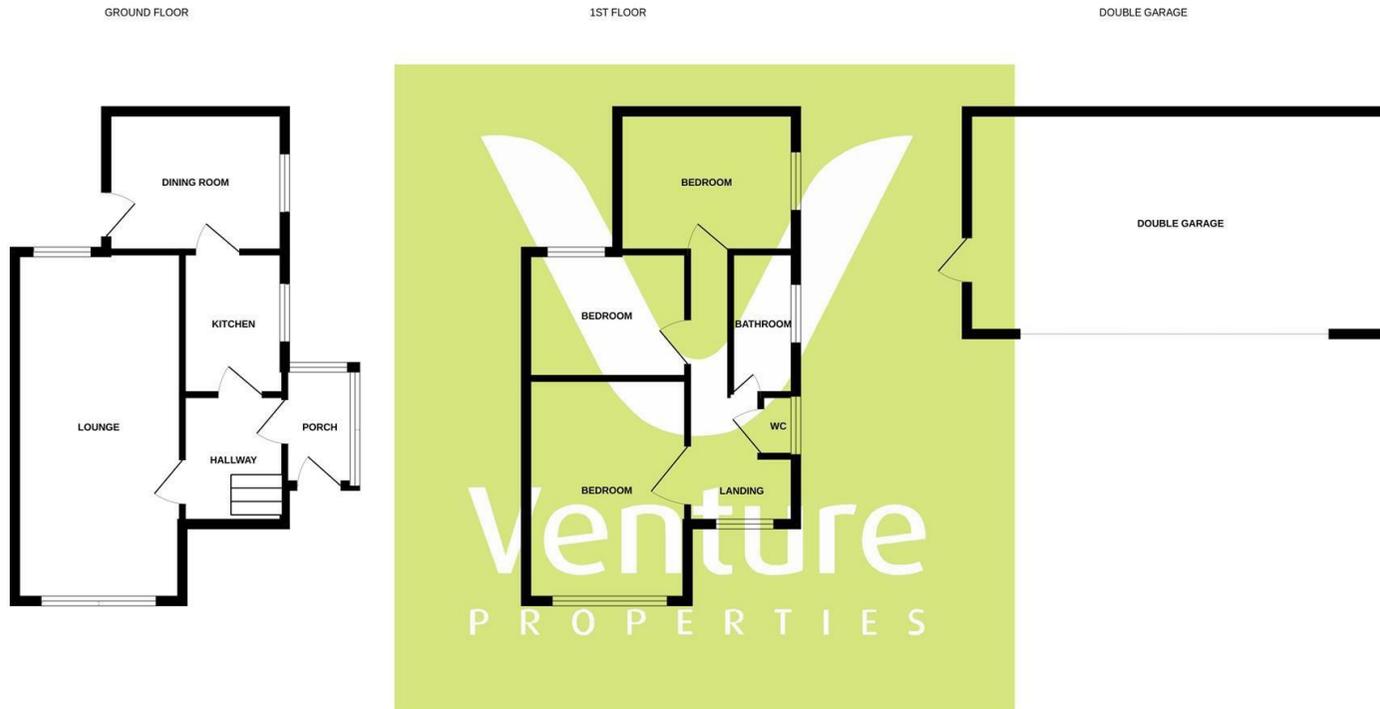
9'3" x 7'6" (2.82m x 2.29m)

## SEPARATE WC

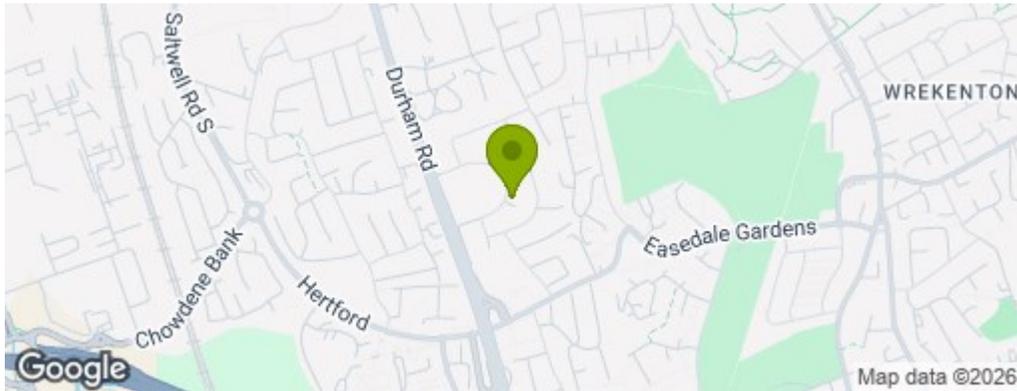
## BATHROOM

## OUTSIDE

## GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Property Information

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