

# SIGNATURE

## NORTH EAST

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 Cemetery Walk, Wordsworth Street, Gateshead NE8 3HE

# Cemetery Walk, Wordsworth Street, Gateshead NE8 3HE

**Offers Over £395,000**

This impressive four double bedroom Victorian detached house in Gateshead was originally the Cemetery Superintendent's House and retains a wealth of character features, including an original stone carving displaying the build date of 1872, beautiful stained-glass windows and a hidden strong room. Blending period charm with modern décor, the property has been tastefully updated throughout by the current owners. Ideally situated within walking distance of Gateshead Stadium Metro Station, offering convenient links into Newcastle, the property is also close to a range of local amenities and shops.

The accommodation flows beautifully and offers versatile living space. The main living room is a welcoming retreat, featuring a log burner and double-aspect windows that fill the room with natural light. A separate dining room provides an ideal setting for entertaining, while the kitchen is fitted with attractive base units and charming vintage-style tiles, complemented by a practical utility room. Completing the ground floor is a double bedroom and a modern shower room, offering flexibility for guests, family members or home working.

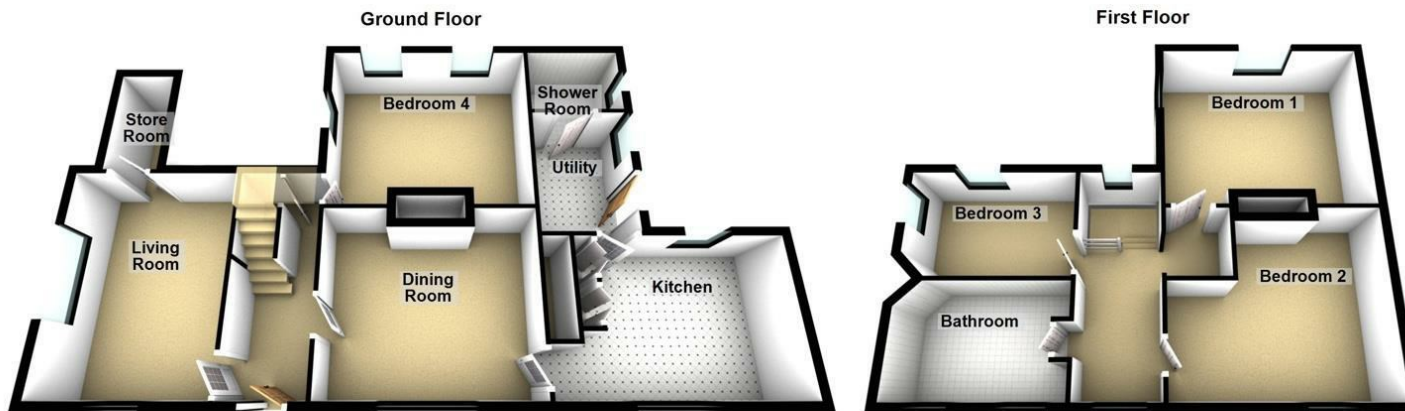
To the first floor, a staircase and landing enhanced by striking Victorian stained-glass windows lead to three generously sized double bedrooms. The contemporary family bathroom benefits from dual windows and is fitted with a hand basin, WC and a bath with overhead shower, creating a bright and functional space for everyday living.

Externally, the property enjoys a well-established garden together with a charming stone-walled courtyard, perfect for outdoor dining and entertaining. Off-road parking is available for multiple vehicles, with additional on-street parking nearby, making this a rare opportunity to acquire a distinctive period home with excellent practicality and convenience.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 152.1 sq. metres (1637.4 sq. feet)

## Measurements:

Living Room  
15'8" x 11'8"

Dining Room  
6'6" x 15'3"

Kitchen  
11'2" x 16'8"

Utility  
9'6" x 6'11"

Shower Room  
3'8" x 6'11"

Bedroom Four  
12'11" x 14'11"

Store Room  
4'0" x 7'11"


Bedroom One  
12'11" x 14'9"

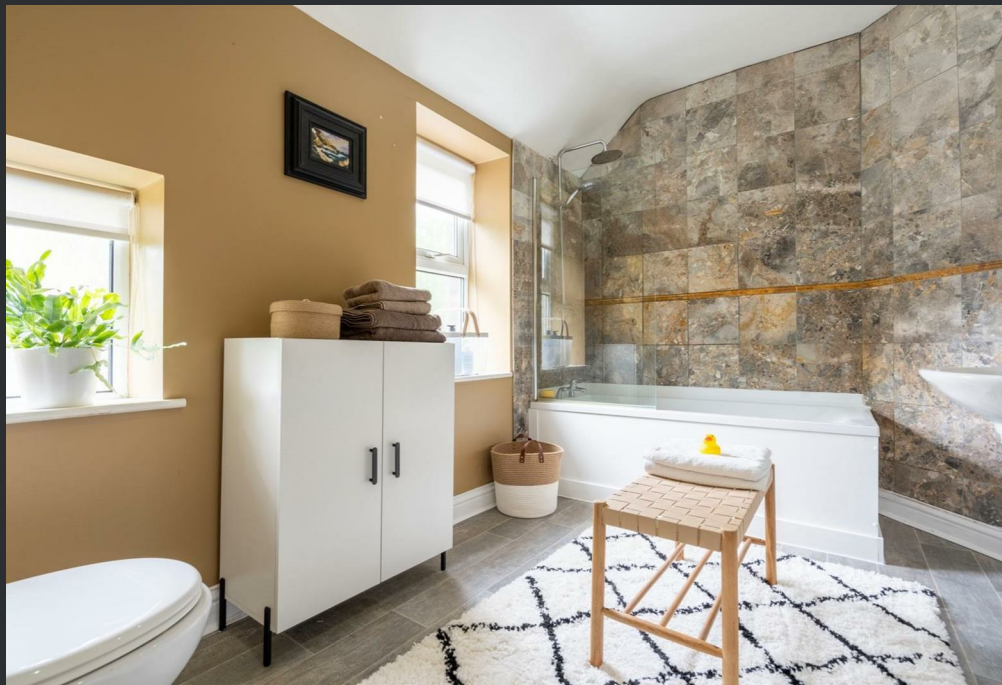
Bedroom Two  
12'0" x 15'0"

Bedroom Three  
7'7" x 11'6"

Bathroom  
7'8" x 6'6"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 





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