



3 Kenilworth House, Fletcher Road, Gateshead, NE8 2AW

Offers Over £270,000

- No Onward Chain
- Accommodation Over Three Floors
- Top Floor Master Suite
- Ground Floor WC
- EPC Rating - E
- Stone Built Conversion
- Open Plan Kitchen/Dining Room
- Two Bathrooms
- Contemporary Style Mezanine Balconies
- Viewings Highly Recommended

## THE PROPERTY

A contemporary stone built, Victorian era town house offering accommodation over three floors, situated within the popular Gateshead Quays, just a short commute to Newcastle City Centre...

This is a fantastic opportunity to purchase a modern home which is ideally situated at the desirable Kenilworth House, Gateshead. Kenilworth House, which is a stone built terrace, was originally constructed as part of the Greenesfield Locomotive Works in the late 1800s. The building was converted c. 2005 and now offers a variety of modern townhouses and luxury apartments.

The internal accommodation briefly comprises of an entrance lobby with stairs to the first floor and ground floor WC. Completing the layout to this floor is a welcome lounge space and a modern open plan kitchen/dining room, both of which have floor to ceiling windows with a mezzanine bedroom above. Moving upstairs to the first floor are two bedrooms with glass balconies and a fully tiled shower room. The properties top floor comprises of the master bedroom with dressing area, access to various areas for additional storage, fully tiled bathroom with shower over bath and views across Newcastle to the rear aspect.

Externally parking is provided to the front aspect via a single allocated space.

The Quayside is an area along the banks of the River Tyne in Newcastle upon Tyne and Gateshead. The area was once an industrial area and busy commercial dockside, while the Newcastle side also hosted a regular street market. In recent years the docks have closed and the area has since been heavily redeveloped to provide a contemporary lively environment for the modern arts, music and culture, as well as new housing developments. The Gateshead side of the river is also home to the BALTIC Centre for Contemporary Art and The Sage Gateshead performing arts and conference centre.

