



FOR SALE

4 Hambleton Green, Gateshead, Tyne & Wear, NE9 7EA

Offers Over £132,500



- Ideal first-time buyer home
- Stylish, contemporary kitchen with ample worktop space
- Modern family bathroom with shower over bath
- Well-presented throughout and ready to move into
- Communal Green To The Front Aspect
- Modern open-plan lounge and kitchen/diner
- Two well-proportioned bedrooms plus versatile home office/third bedroom
- Private, established rear garden with seating areas and mature planting
- Excellent transport links to Newcastle City Centre and the Metro Centre
- Popular residential location within Gateshead

THE PROPERTY

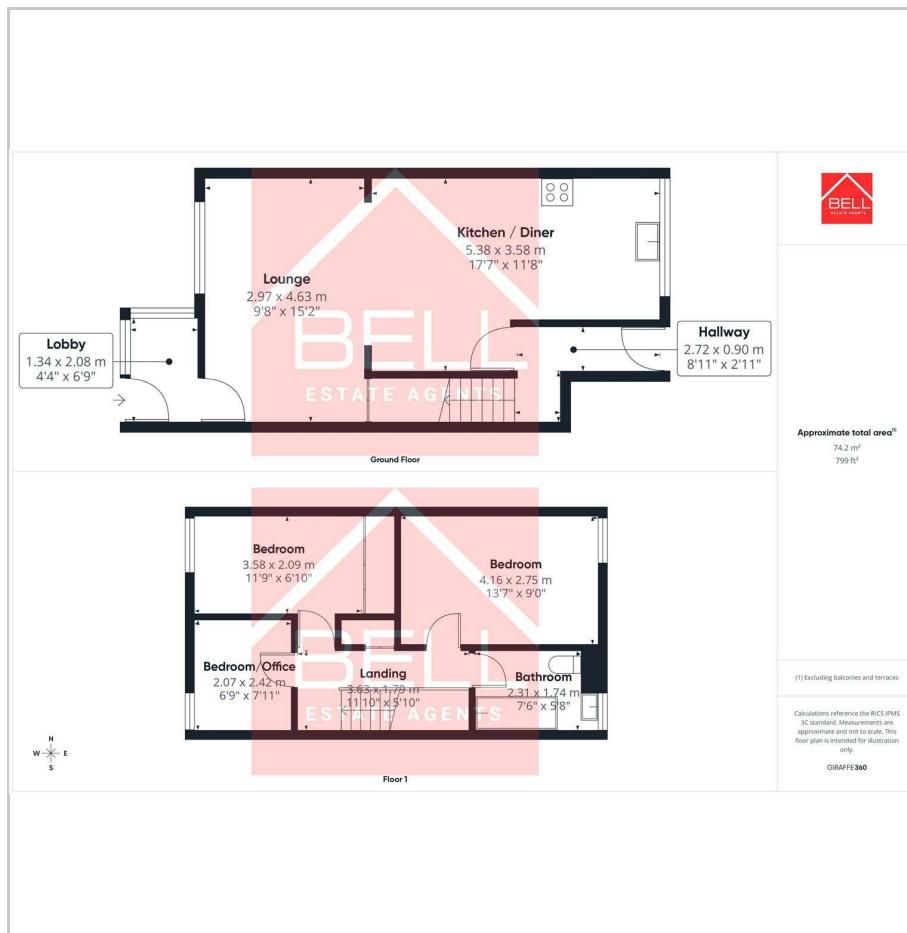
An attractive and well-presented home ideal for first-time buyers, offering modern open-plan living, stylish interiors and a private, established garden. This property is ready to move into and perfectly suited to buyers seeking a contemporary layout combined with comfortable everyday living.

The ground floor features a superb open-plan lounge and kitchen/diner, creating a bright and sociable living space. The lounge area provides a welcoming setting to relax, while the kitchen/diner is fitted with modern units, ample worktop space and room for a dining table, making it ideal for entertaining and family life. The open-plan design enhances the sense of space and natural light throughout.

To the first floor, there are two well-proportioned bedrooms, along with a versatile third room which works well as a home office, nursery or occasional bedroom. A modern family bathroom completes the accommodation, fitted with a contemporary suite.

Externally, the property benefits from a private and well-established rear garden. The garden has been thoughtfully arranged with decked and patio seating areas, raised borders and mature planting, offering an excellent outdoor space for relaxing, entertaining or enjoying the warmer months.

Hambleton Green is a popular residential location within Gateshead, conveniently placed for local shops, schools and everyday amenities. The area also provides excellent transport links to Newcastle City Centre, the Metro Centre and surrounding areas, making this an ideal home for commuters and first-time buyers alike.



Energy Efficiency Rating

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

