



38 Granville Street, Gateshead, Tyne & Wear, NE8 4EH

Price Guide £220,000



## Key features

- END TERRACED HOUSE
- FOUR BEDROOMS
- YARDEN
- SEPARATE DINING ROOM
- FITTED KITCHEN
- CLOSE TO TOWN CENTRE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- ORIGINAL FEATURES
- VIEWING ADVISED

## Description

A fantastic opportunity to acquire this substantial family home located in the Shipcote area of Gateshead. The property comes with many traditional features and beautiful exposed wood work throughout. Centrally located close to road and transport links and easy access to Gateshead Town Centre the property comes with triple glazing and is warmed via gas central heating. Spanning over three floors the property to the ground floor has a lounge, dining room and fitted kitchen. A turning staircase leads to the first floor where there are two bedrooms and a family bathroom. To the third floor there is a further two double bedrooms to the attic. The property has a town garden to the front and a yard to the side currently used as a garden and stairs leading to a basement. Viewing comes highly recommended.

## Directions



#### ENTRANCE HALL

The entrance vestibule has a storage cupboards and leads into the inner entrance hall which has a under stair storage cupboard, staircase and tiled floor.

#### LOUNGE

16' x 14'

located to the side of the property (over looking Prince Consort Road) and having a UPVC bay window, ceiling coving, ceiling rose, exposed floor boards and a feature gas fire set to surround.

#### DINING ROOM

13'5" x 12'10"

Exposed and varnished floor boards, two UPVC windows allowing plenty of natural light flow, ceiling coving, picture rail, built in bookcase, central heating radiator and the focal point of the room being a feature fireplace with tiled inset and hearth.

#### KITCHEN

12'10" x 11'

Rang of wood finish wall and base units with tiled work tops, central heating radiator, exposed varnished floor boards, pantry storage cupboard, two UPVC windows, gas cooker point, integral sink unit with mixer tap, plumbing for automatic washing machine, plumbing for dishwasher, wall mounted central heating boiler, part tiled and side exit door.

#### FIRST FLOOR

A turning staircase leads to the first floor landing which splits in two directions. There is a beautiful original Victorian Sash window which has coloured patterns to reflect the light.

#### BEDROOM ONE

17' x 13'9"

The current vendor uses this room as the lounge where there is a beautiful marble fireplace, UPVC window to the front, ceiling coving, ceiling rose and a UPVC bay window to the side.

#### BEDROOM TWO

10'4" x 12'7"

Exposed varnished floor boards, central heating radiator, two UPVC windows, ceiling coving and picture rail.







#### BATHROOM

Soak bath with thermostatic shower over, low level w.c, pedestal wash basin, built in storage cupboard, two UPVC windows, and exposed varnished floor boards.

#### SECOND FLOOR

Turning staircase leading to the second floor landing, Victorian loft hatch and having a Skylight window allowing a natural light flow down the stairwell.

#### BEDROOM THREE

14'3" x 13'4"

Small UPVC bay window overlooking the side elevation, central heating radiator and exposed varnished floor boards.

#### BEDROOM FOUR

12'8" x 10'8"

Exposed beams to sloping ceiling, central heating radiator, Skylight window and eave storage cupboard which is head height.

#### EXTERNAL

There is a town garden located to the front of the property. The property has a yard to the side which has bi-fold doors allowing off street parking if required. Stairs lead down to the basement which is currently used as a storage facility and has electrics.

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## Floor plans



Total Area: 148.4 m<sup>2</sup> ... 1597 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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