

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







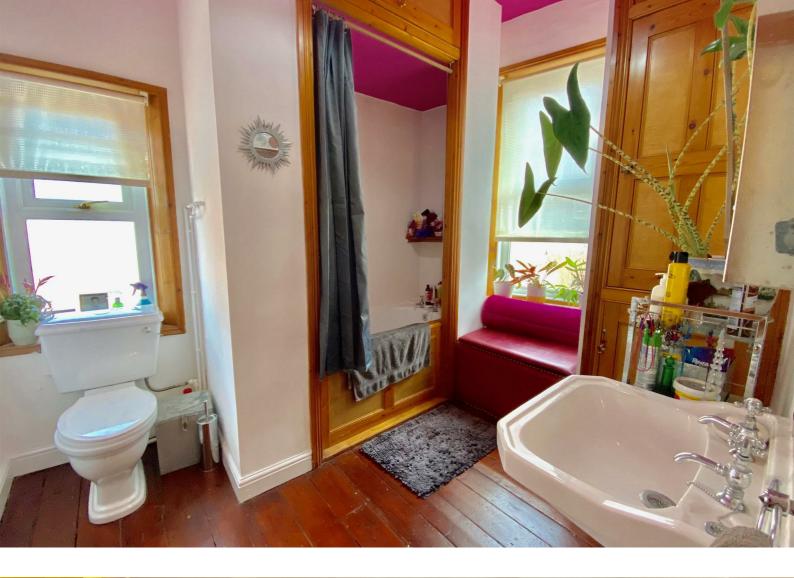


DINING ROOM
13'5" × 12'10"
Exposed and varnished floor boards, two UPVC windows allowing plenty of natural light flow, ceiling coving, picture rail, built in bookcase, central heating radiator and the focal point of the room being a feature fireplace with tiled inset and hearth.

KITCHEN
12'10" × 11'
Rang of wood finish wall and base units with tiled work tops, central heating radiator, exposed varnished floor boards, pantry storage cupbiard, 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.

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.









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" × 10'8"

Exposed beams to sloping ceiling, central heating radiator, Skylight window and eve 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.

DTSCLATMER

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Granville Street



Ground Floor

First Floor

Second Floor

 $\label{eq:Total Area: 148.4 m^2 ... 1597 ft^2} \\ \text{All measurements are approximate and for display purposes only}$



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