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**12 Elgin Road  
Gateshead  
NE9 5PA**



**Stunning 3 Bedroom Semi-Detached House**

Beds : 3

Bath : 2



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## Contact Us

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## Disclaimer

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**Energy Performance Certificate (EPC) information is available upon request. Please contact the office.**

Gallery





# Description

Welcome to this well-presented 3-bedroom semi-detached home in the popular residential area of Carr Hill, Gateshead. Ideal for families or first-time buyers, this property offers spacious rooms, modern décor, and a large private garden. This delightful property offers a perfect blend of style, practicality, and comfort, making it an ideal home for professionals, couples, or families. Early viewing is highly recommended to fully appreciate the size of this property and all that this wonderful home has to offer—it's truly a must-see, properties like that rarely come to the market!

# Specification

Welcome to this beautifully presented spacious 3 bed semi-detached home, fully refurbished and modernised to a very high standard offering a fantastic family accommodation located close to local amenities and bus routes. The house is nestled in a sought-after residential area and offering an ideal blend of character, comfort, and modern living. Features include UPVC double glazing, gas central heating via combi boiler, gardens to the front, side and rear, off-street parking to the front. The accommodation comprises an entrance hall with stairs to the first floor, lounge, kitchen-diner and downstairs WC. The first floor has 3 double bedrooms and a large bathroom. There is also a large insulated loft space. Externally, there is a large beautiful garden with a great size patio area. This stunning property boasts well-maintained gardens to the front, side, and rear, with the potential to extend to the side and rear.

Internally, the property is immaculately maintained and thoughtfully designed, offering spacious and versatile living accommodation. The house is in an ideal centre location of Gateshead, close to shops, good schools, plenty of parks and playgrounds on your doorstep. The house is only a 10 min walking distance from the Metro station and a 5 min drive from Newcastle. The house is facing onto a forest, making the surrounding beautiful and unique, the house is situated on a quiet and a very nice street.

### Ground Floor

#### Entrance/Hallway

- Entrance hall with UPVC door. The area is finished with painted walls, wooden flooring and benefits from a shoe storage cupboard behind the door.

#### Living Room – 3.6m x 5m

- Bright and spacious with wooden flooring, two large windows allowing plenty of natural light, and a brick-effect fireplace with space for an electric fire.

#### Kitchen/Dining – 4m x 3.8m

- Impressive open-plan dining kitchen space with a breakfast bar for family dining and entertaining overlooking the garden accessible from double french doors bringing the outside in. Stylish and practical, featuring a double-sized gas burner oven with five rings and three ovens, a built-in breakfast bar, black metro tiles with painted walls, tiled flooring, and space for a freestanding dishwasher, fridge, and washing machine.

#### Downstairs W/C – 1.8m x 1.1m

- A modern cloakroom with painted walls, wooden flooring, a radiator, boxed-in pipework, and a compact sink.

### First Floor

There are three generously proportioned double bedrooms of near equal sizing, all beautifully decorated and modern.

#### Bedroom 1 – 3.5m x 2.4m

#### Bedroom 2 – 3.5m x 2.5m

#### Bedroom 3 – 3m x 3m

#### Bathroom – 3m x 1.8m

- Beautifully updated with white gloss white suite and modern chrome fittings, a tall towel radiator, bath with built-in shower, natural-toned tiled walls and floor, and a good-sized window for natural light and ventilation.

### External

- Off Street Parking - Space for one car on paved driveway.
- Gardens - The property boasts well-maintained gardens to the front, side and rear. South facing garden to the rear with sizeable multifunctional patio area.