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**27 Christmas Place**  
The Staithes, Gateshead



**SANDERSON YOUNG**  
estate agents &  
property consultants

Price Guide: £189,000



# 27 Christmas Place, The Staithes Gateshead, Tyne & Wear NE8 2BS

## SITUATION AND DESCRIPTION

A well presented, four bedroom townhouse located in a courtyard style cul de sac within The Staithes modern development, with accommodation set over three floors, an attractive private garden and allocated parking for one car to the rear. The property, occupied by the current owners for 10 years, has been well maintained and updated with superb wood flooring to the dining room, and quality fitted wardrobes to three of the four bedrooms.

The accommodation briefly comprises: entrance hall, cloakroom/wc, well appointed fitted kitchen to the front, large under stairs storage cupboard area, generous dining room with French doors giving access onto the rear. From the first floor landing, there is an attractive lounge with French doors and Juliet balcony, a family bathroom/wc and a double bedroom. The second floor has a master bedroom with en-suite shower room and two further bedrooms.

Externally to the front of the property is an open plan lawn with mature shrubs. An access gate leads to a rear garden, which is fully enclosed and landscaped including decking and patio. A rear access gate leads to an allocated parking space directly to the rear.

The Staithes modern development is well placed for easy access to the A1 for commuting throughout the region, as well as access to Newcastle city centre and Gateshead.

The property comprises:

## ENTRANCE HALL

With radiator, stairs giving access to the first floor and cloakroom/wc.

## CLOAKROOM/WC

Radiator, wall mounted wash hand basin with tiled splashback and double glazed window to the front.

## KITCHEN

8'10 x 10'8 (2.69m x 3.25m)

A well appointed fitted kitchen including wall and base units with co-ordinating roll top work surfaces and tiled splashbacks, integrated gas hob and electric oven with stainless steel extractor hood over, one and a half bowl stainless steel sink unit and drainer with mixer tap. There is plumbing for an automatic washing machine, integrated fridge, generous walk-in understairs cupboard/pantry with shelving, and a double glazed window to the front.

## DINING ROOM

15'9 x 14'9 (4.80m x 4.50m)

A generous reception space to the ground floor which has French doors giving access onto the rear gardens, two radiators and a double glazed window to the rear.

## FIRST FLOOR LANDING

There is a double glazed window to the side and stairs giving access to the second floor.



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### **LOUNGE**

11'6 x 15'11 (3.51m x 4.85m)

A lovely principal reception room which has French doors with Juliet balcony, two radiators, TV point and telephone point.

### **FAMILY BATHROOM/WC**

7'6 x 8'4 (2.29m x 2.54m)

Comprising panelled bath, pedestal wash hand basin with tiled splashbacks, close coupled wc, extractor fan, radiator, and part tiled walls and tiled floor.

### **BEDROOM THREE**

10'9 x 10'4 (3.28m x 3.15m)

A double bedroom which has a double glazed picture window to the front and a radiator.

Stairs give access to the second floor.

### **SECOND FLOOR LANDING AREA**

With a double glazed window, radiator, loft access hatch and a built-in storage cupboard.

### **BEDROOM ONE**

10'10 x 15'11 (3.30m x 4.85m)

A master bedroom with double glazed picture window overlooking the front elevation, as well as an additional double glazed window to the front, radiator and TV point.

### **EN-SUITE SHOWER ROOM**

Comprising tiled shower cubicle, pedestal wash hand basin, close coupled wc, tiled floor, tiled splashbacks, radiator, and extractor fan.

### **BEDROOM TWO**

9'2 x 7'9 (2.79m x 2.36m)

With a double glazed window to the rear and a radiator.

### **BEDROOM FOUR**

11'6 x 7'9 (3.51m x 2.36m)

With radiator and double glazed window overlooking the rear.

### **EXTERNALLY**

The property is approached to the front via an open plan garden area including lawn and mature shrubs. There is a side access gate leading to an enclosed rear garden, which is landscaped with decking, block paved patio and raised beds within a fenced surround with access gate to allocated parking for one car directly to the rear.

### **SERVICES**

*To be completed when PIQ received.*

### **TENURE**

*To be completed when PIQ received.*

### **FLOOD RISK**

Please see website [www.environment-agency.uk](http://www.environment-agency.uk)

### **COUNCIL TAX**

Please see website [www.voa.gov.uk](http://www.voa.gov.uk)

### **ENERGY PERFORMANCE RATING**

Grade: C



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