



FOR SALE



18 Meresyde, Gateshead, NE10 8UL

Offers Over £125,000

- Three bedroom semi-detached home offering excellent potential
- Spacious lounge with large bay window overlooking the rear garden
- Two double bedrooms and one single bedroom
- Generous enclosed rear garden with lawn and patio area
- Priced to reflect the modernisation required throughout
- Long galley-style kitchen with direct access to the garden
- First floor bathroom with separate WC
- Low maintenance front garden area

## THE PROPERTY

A three bedroom semi-detached home offering excellent potential and priced to reflect the modernisation required.

Offered for sale with no onward chain, this well-proportioned family home provides spacious accommodation and a generous rear garden, making it an ideal opportunity for first-time buyers, investors or those looking to update a property to their own taste. The ground floor comprises an entrance hallway leading to a bright and spacious lounge with a large bay window overlooking the rear garden, and a long galley-style kitchen with direct access outside. While the kitchen is dated, it offers good space and clear potential for redesign and improvement.

To the first floor there are three bedrooms, including two comfortable doubles and a single room suitable as a nursery or home office. The bathroom and separate WC are also located on this level, and buyers may wish to consider combining the two to create a modern family bathroom, subject to the necessary approvals.

Externally, the property benefits from a generous enclosed rear garden with lawn and patio area, as well as a low maintenance front garden with boundary wall. Solar panels are fitted to the roof, with a transferable lease in place running until 2039. A copy of the lease is available on request.

Situated in the popular Leam Lane area close to Fewster Square, the property is conveniently located for local shops, schools and transport links, with easy access to Gateshead, Newcastle and the A1, making it well placed for commuters and families alike.

