



## 22 Kilburn Green, Gateshead, NE9 7HF

**Offers Over £85,000**

Spacious end-terrace home with fantastic renovation potential, offering generous room sizes, a flexible layout and an excellent opportunity to create a superb family home.

Occupying a pleasant position on the popular Kilburn Green overlooking a communal green to the front, this well-proportioned property requires full modernisation throughout and has been competitively priced to reflect the work required. It will appeal to first-time buyers, investors and buyers looking for a rewarding renovation project.

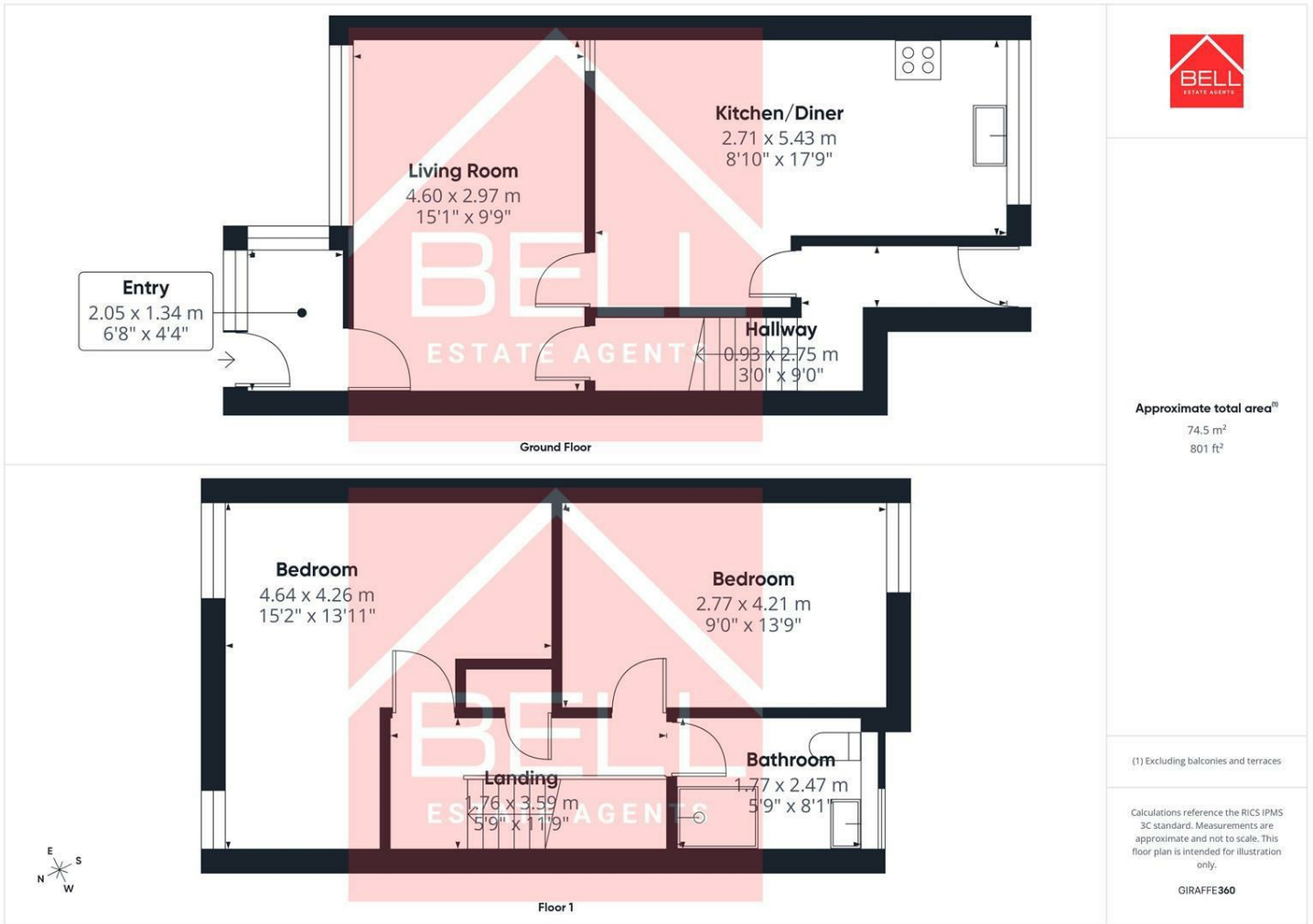
The accommodation briefly comprises an entrance porch leading into a bright lounge with useful built-in storage, opening through to a spacious kitchen/dining room fitted with a range of wall and base units. To the rear is a lobby providing access to the first floor.

Upstairs are two generous double bedrooms, including an exceptionally large principal bedroom with excellent potential to be reconfigured into two separate bedrooms, subject to the necessary consents, creating a three-bedroom layout similar to neighbouring homes. A recently upgraded shower room completes the first-floor accommodation.

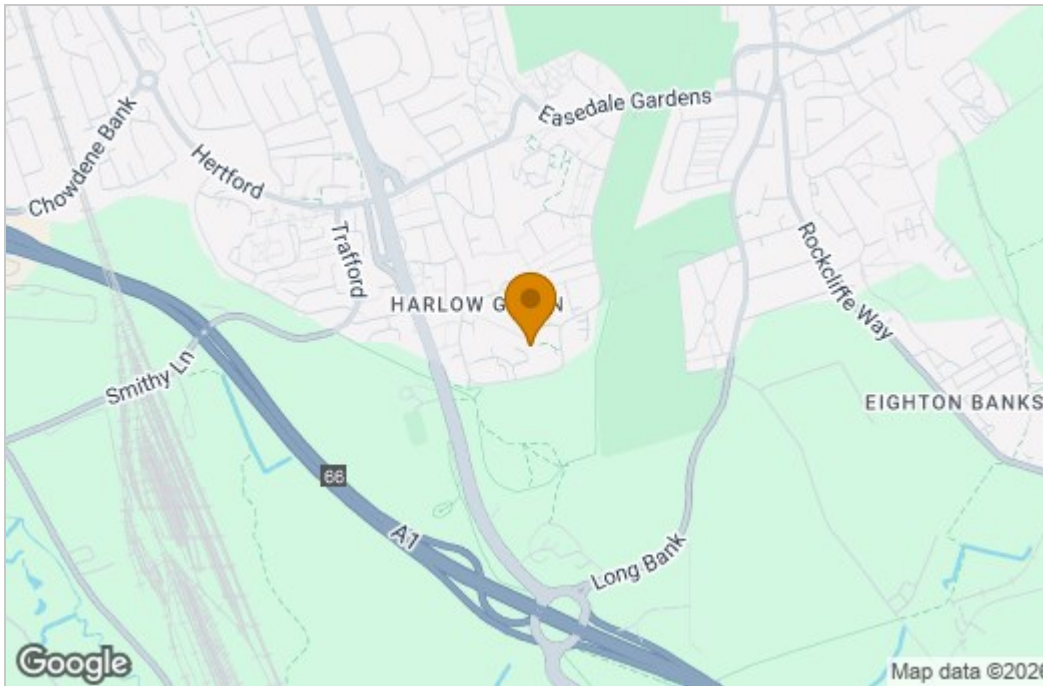
Externally, the property benefits from a split-level rear garden with a patio seating area, mature planting and brick-built outbuildings providing excellent storage. The attractive open outlook across the communal



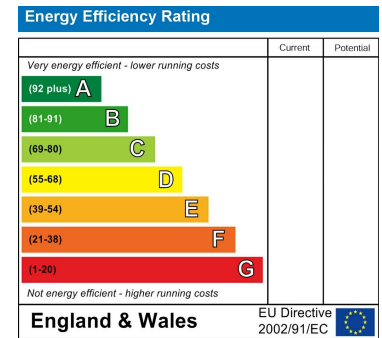
# Floor Plan



# Area Map



# Energy Efficiency Graph



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