

# SIGNATURE

## NORTH EAST

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📍 Keppel Street, Gateshead NE11 9AR

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## Offers Over £400,000

This is a RARE & DESIRABLE property. To watch or bid visit Rare & Desirable, The Bidding Platform. All viewings and surveys must be arranged via the Estate Agent.

Built in 1870, this former Vicarage seamlessly blends historical charm with modern convenience. The property is located in a welcoming residential area known for its community spirit and easy access to a wide range of amenities. It is ideal for families, with nearby schools, a short 5-minute drive to the Metrocentre, and close proximity to the Quayside along the River Tyne in Newcastle. Commuting is straightforward, with good transport links including nearby bus routes and road access to both Gateshead and Newcastle.

This remarkable home spans three levels and is filled with original period features, ceiling roses, period moulding, a Victorian stained glass window and original wooden floorboards. The ground floor, the heart of the home, offers a spacious living room with a bow window overlooking the back garden and a fireplace, perfect for family gatherings. Adjacent is the dining room, which features sliding doors to the conservatory—an ideal space for enjoying garden views, even on rainy days, with outdoor access.

The kitchen/breakfast room is equipped with ample base units, a Belfast type sink, and plenty of counter space, creating a perfect area for informal family meals. A large window fills the space with natural light. A utility/pantry room adjacent to the kitchen provides extra storage and outdoor access. The ground floor also includes a bright study with two windows and an original fireplace, along with a convenient WC.

On the first floor, you'll find three generously sized double bedrooms, each with large windows offering beautiful views. Two of the bedrooms also feature charming fireplaces. The floor also includes a shower room and a three-piece family bathroom with a freestanding Victorian style bathtub.

The outdoor space is a garden enthusiast's dream, with a well-established back garden, lush lawn, mature trees, and a patio area perfect for al fresco dining. A private gated driveway offers off-road parking for up to five cars.

This stunning former Vicarage, rich in period details and spacious living areas, is ready to welcome its new owners and create lasting memories.

This property is being sold via the Modern Method of Sale, meaning the buyer and seller are required to complete within the agreed timescale of either 56 or 100 days (the "Reservation Period").

The buyer will be required to sign a Reservation Agreement and make payment of a non-refundable Reservation Fee equal to 4.5% of the purchase price (including VAT), subject to a minimum of £6,600.00 including VAT. This fee reserves the property for the buyer during the Reservation Period and is in addition to the purchase price. It is considered within Stamp Duty Land Tax calculations.

A Legal Pack is provided. The successful bidder will pay £349.00 including VAT for this pack. If you are considering buying with a mortgage, please inspect the property and consult your lender to confirm suitability before bidding.

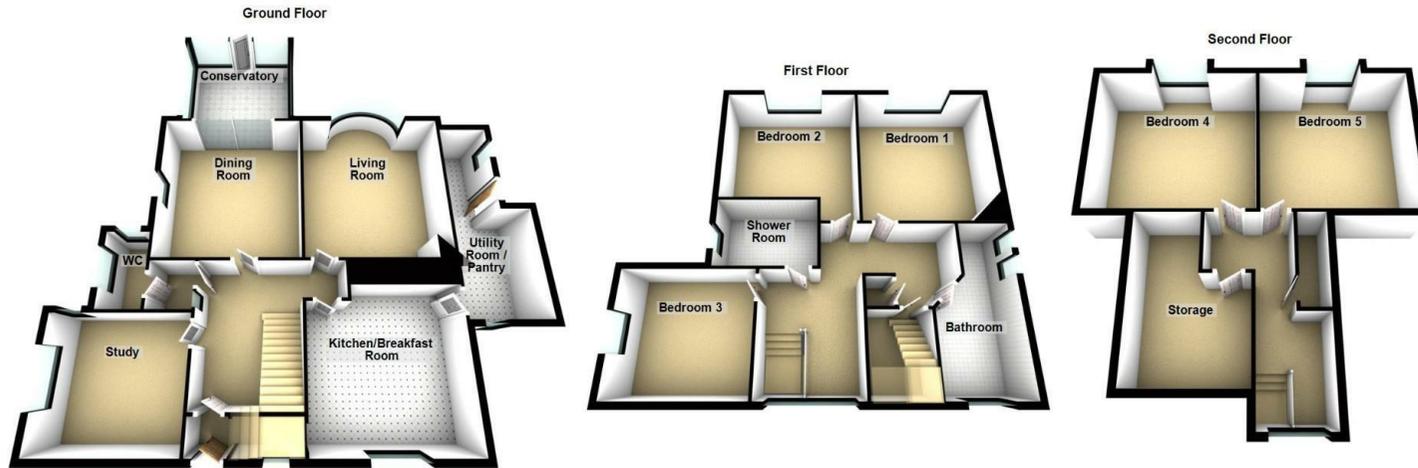
Optional Services: Services may be recommended by the Agent or Rare & Desirable. If taken, a payment may be received from the service provider. Payment amounts vary and will be confirmed when offered. These services are entirely optional. Viewings, surveys or any formal inspections can all be carried out via the Estate Agent prior to bidding.

Material Information: The information above has been provided by the vendor and may not be accurate. Please refer to the property's Legal Pack, which you can download on the right-hand side of the page or contact the Estate Agent for the most up-to-date information.

PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.



# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
15'5" x 14'4"

Dining Room  
15'5" x 14'5"

Study  
12'10" x 11'6"

Kitchen / Breakfast Room  
15'1" x 14'4"

Utility Room / Pantry  
20'0" x 7'8"

Conservatory  
11'6" x 10'10"

Bedroom One  
14'11" x 14'4"

Bedroom Two  
15'7" x 14'5"

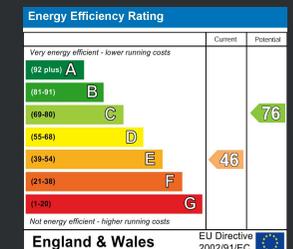
Bedroom Three  
12'10" x 11'6"

Bathroom  
16'9" x 8'1"

Shower Room  
10'2" x 6'11"

Bedroom Four  
14'10" x 13'11"

Bedroom Five  
13'11" x 13'6"







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