

# SIGNATURE

## NORTH EAST

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📍 Clephan Street, Gateshead NE11 9BB

# Clephan Street, Gateshead NE11 9BB

**Asking Price**  
**£225,000**

Signature North East are delighted to welcome this well-presented four-bedroom semi-detached property to the market, ideally located just outside of Gateshead near Dunston. This home enjoys a highly convenient and well-connected setting, making it perfect for a range of buyers. It is just a short drive into Newcastle city centre, with the Metrocentre reachable in around five minutes, alongside nearby supermarkets for everyday essentials. Dunston train station is also only a short walk away, making it ideal for commuters. The area is also well served by local schools, a variety of amenities, nearby green spaces and riverside walks.

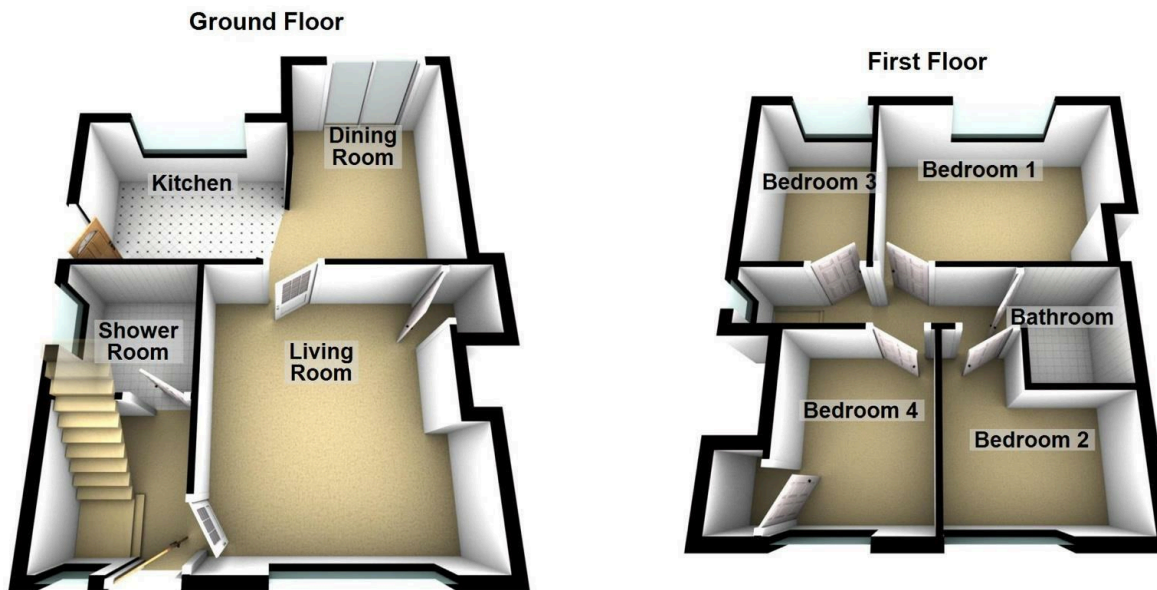
Upon entering the property, you are welcomed into the living room, offering ample space for a range of furnishings. A large window allows for plenty of natural light, creating a bright and inviting atmosphere, while a useful storage cupboard adds practicality. To the rear, the open plan kitchen and dining area comfortably accommodates a dining table, with sliding doors leading out to the garden. The kitchen is well-equipped with a range of wall and base units, generous worktop space, and integrated appliances including an oven, gas hob, and fridge freezer, with further access to the rear garden. Completing the ground floor is a brand-new shower room, currently undergoing renovation.

To the first floor, the property offers four bedrooms, all capable of accommodating a double bed alongside additional furnishings. Bedroom four also benefits from a built-in storage cupboard. Completing this level is the family bathroom, fitted with a bathtub and overhead shower, along with a WC incorporating a built-in hand basin.

Externally, the property boasts a well-presented rear garden which has been newly landscaped, featuring a lawn and a substantial decking area, ideal for outdoor seating and entertaining. To the front, there is the added benefit of off-street parking via a private driveway.



# PROPERTY FLOORPLAN



Total area: approx. 85.4 sq. metres (918.8 sq. feet)

## Measurements:

Living Room  
14'0" x 11'10"

Dining Room  
12'5" x 9'5"

Kitchen  
8'4" x 6'6"

Shower Room  
6'5" x 6'4"

Bedroom One  
9'10" x 12'9"


Bedroom Three  
9'10" x 6'11"

Bedroom Two  
8'11" x 9'4"

Bedroom Four  
9'8" x 7'4"

Bathroom  
4'10" x 6'0"

## Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | <b>84</b> |
| (69-80) <b>C</b>                            | <b>71</b>   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |





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