



Ivymount Road | St Gabriels | NE6

Offers Over £475,000

This immaculate four-bedroom semi-detached house is for sale in the sought-after St Gabriels area of Heaton, Newcastle upon Tyne.

Extended and thoughtfully arranged, the property offers well-balanced accommodation suited to family living. The ground floor features an open-plan kitchen and dining area, creating a versatile reception space, complemented by a separate second reception room with wood burning stove. A fitted kitchen serves as the practical hub of the home, while a convenient ground floor W.C. adds further everyday functionality. Upstairs, there are four bedrooms, providing flexible options for family members, guests or a home office. The main family bathroom is supplemented by an en-suite shower room to the master bedroom, offering additional privacy and comfort. Externally, the property benefits from a driveway providing off-street parking and a garage for further parking or storage. St Gabriels sits within Heaton, popular for its proximity to Heaton Park and the open spaces of Armstrong Park and Jesmond Dene, all offering walking routes, play areas and access to nature. Heaton Road and Chillingham Road provide a range of local shops, cafés and everyday amenities. Public transport links are accessible, with local bus services connecting Heaton to Newcastle city centre in around 15-20 minutes. Nearby Chillingham Road Metro station offers services towards Newcastle Central Station, the coast and Newcastle International Airport, with journey times to the city centre of approximately 10 minutes. A selection of primary and secondary schools can be found within the wider Heaton and surrounding areas.

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Immaculate four-bedroom semi-detached home

Open-plan kitchen and dining area

Enclosed rear garden

Master bedroom with private en-suite shower

Garage and driveway providing off-street parking

Sought-after St Gabriels Heaton location

Freehold

Council Tax band D

For any more information regarding the property please contact us today

ENTRANCE PORCH: Double glazed entrance door, double glazed windows, laminate flooring.

ENTRANCE HALL: Part glazed entrance door, radiator, stairs to first floor, access to lounge, kitchen and ground floor w.c.

CLOAKROOM / W.C. Double glazed window to front, low level w.c, wash hand basin, heated towel rail, extractor fan, wooden flooring.

LOUNGE: 14'3 x 14'9 (4.35m x 4.5m) – Double glazed bay window to the front, two alcoves, wood burner, television point, wooden flooring.

DINING KITCHEN: 28'11 x 15'5 (8.8m Overall x 4.71m) – Fitted with a range of wall and base units, double Belfast sink, extractor hood, gas cooker point, space for auto washer, space for auto dishwasher, breakfast bar, television point, two tall radiators, double glazed window to the rear, bay window with door to garden, door to garage, wood flooring to dining area.

BEDROOM ONE: 14'9 (4.51m) plus wardrobes x 14'7 (4.45m) into bay – Double glazed bay window to the front, radiator, laminate flooring.

EN-SUITE SHOWER ROOM: White 3 piece suite comprising; pedestal wash hand basin, step in shower cubicle with mains fed shower, low level w.c, double glazed frosted window to the front, radiator.

BEDROOM TWO: 13'3 (4.03m) x 13'7 (3.84m) – Double glazed window to the rear, single radiator, laminate flooring.

BEDROOM THREE: 12'6 (3.8m) x 7'7 (2.3m) – Double glazed window to the front, double radiator, laminate flooring.

BEDROOM FOUR: 8'8 (2.65m) x 7'3 (2.2m) – Double glazed window to the rear, laminate flooring, double radiator.

BATHROOM/WC: White 4 piece suite comprising; paneled bath, wash hand basin set in vanity unit, step in shower cubicle with mains fed shower, low level wc, heated towel rail.

GARAGE: 16'3 (4.95m) x 8'9 (2.66m) To the front of the property, electric roller door, light and power points, wall mounted boiler.

EXTERNALLY:

Front Garden – Permeable block paving.

Rear Garden – Laid mainly to lawn, raised patio area, flower, tree & shrub borders.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

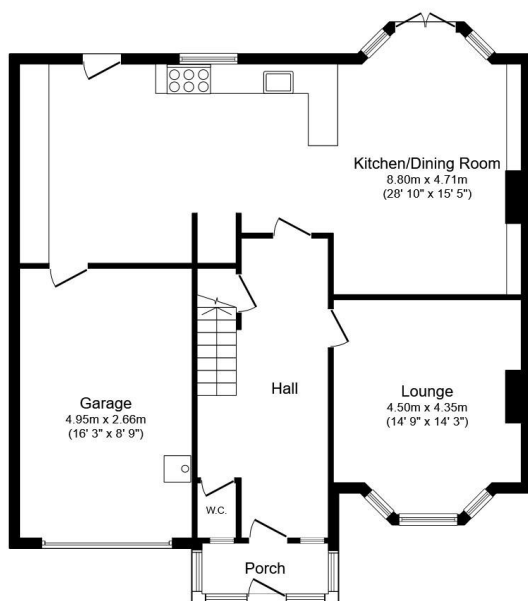
Freehold. It is understood that this property is Freehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

COUNCIL TAX BAND: D

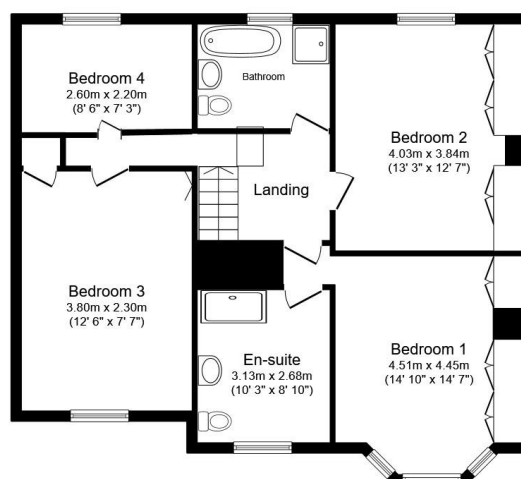
EPC RATING: TBC

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17 Ivymount Road, Heaton, NE6 5RN



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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EPC RATING TO BE CONFIRMED

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