BELL
ESTATE AGENTS



FOR SALE







36 Albion Street, Gateshead, NE10 9SE

Offers Over £379,950

- Spacious home set on an impressive private corner plot
- Secure gated off-street parking to the front
- Well-proportioned and versatile living accommodation
- Practical fitted kitchen with space for everyday dining
- Excellent access to Felling, Gateshead and Newcastle
- Stunning open views across Albion Street Playing Fields
- Generous outdoor space offering excellent family appeal
- Comfortable lounge with plenty of natural light
- Good-sized bedrooms ideal for couples and growing families



THE PROPERTY

A spacious home occupying an impressive private corner plot, with secure gated parking and superb open views across Albion Street Playing Fields.

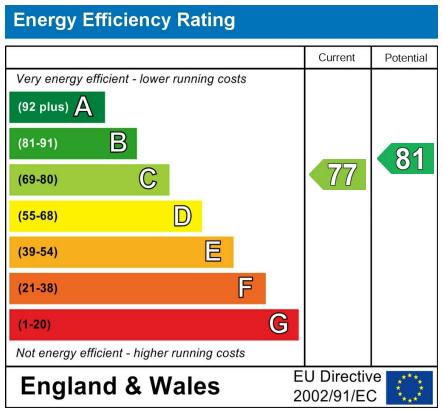
The property enjoys a particularly appealing position, combining generous accommodation with excellent outside space and a greater feeling of privacy than typically found in the area. The open outlook across the neighbouring playing fields is a real highlight, while the substantial corner plot and gated frontage add further practicality.

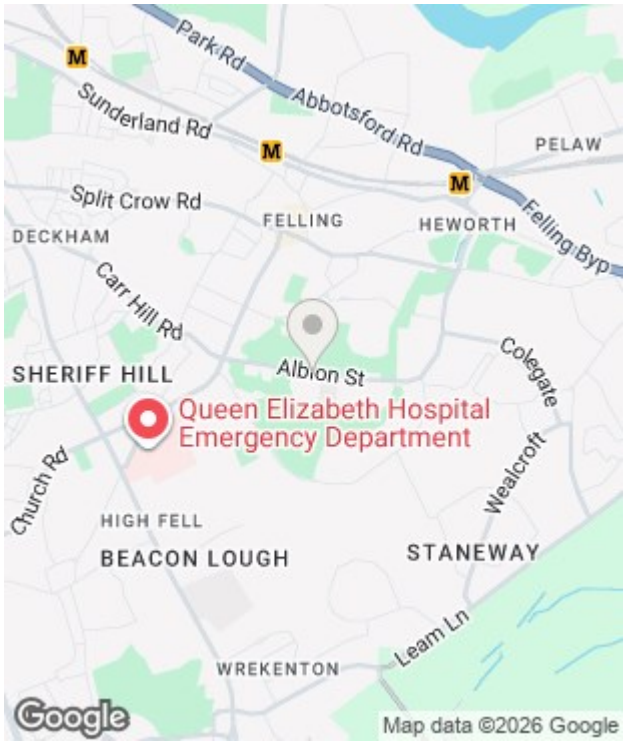
On entering, the hallway provides access into the main living accommodation. The lounge is a comfortable and welcoming reception room, offering plenty of space for everyday family life and benefiting from good natural light. Its proportions allow for a variety of furniture arrangements while maintaining a relaxed and homely feel.

The kitchen provides a practical range of fitted units, work surfaces and space for appliances, with room for everyday dining. The layout works well for family life and offers useful storage and preparation space, while maintaining a connection with the property's outdoor areas.

Upstairs, the bedrooms are well proportioned and provide flexible accommodation to suit a couple or family. The principal bedroom offers space for a range of bedroom furniture, while the additional bedrooms could equally work well as children's rooms, guest accommodation or a home office. A family bathroom completes the upper floor.

Externally is where the property really stands out. Occupying a spacious corner plot, there is a generous amount of private outdoor space surrounding the home, creating excellent potential for relaxing, entertaining or family use. Secure gated parking is positioned to the front aspect, providing valuable off-road parking within the plot.





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