



## 27 Ivanhoe View, Gateshead, NE9 7TR

Offers Over £159,950

Nestled in the highly sought-after area of Ivanhoe View, Low Fell, this semi-detached house presents an excellent opportunity for those looking to create their dream family home. Boasting stunning westerly views to the rear, this property is brimming with potential, awaiting your personal touch and refurbishment. Upon entering, you will find a welcoming living room that seamlessly connects to the dining room, providing a perfect space for family gatherings and entertaining guests. The kitchen, equipped with an integrated oven, features a window that frames the picturesque outlook, making cooking a delightful experience. The first floor accommodates three generously sized bedrooms, offering ample space for relaxation and rest. A well-appointed bathroom completes this level, ensuring convenience for the whole family. Outside, the property benefits from both front and rear gardens, providing a lovely outdoor space for children to play or for gardening enthusiasts to cultivate their green fingers. A driveway leads to a garage, which includes an attached storage shed, offering practical solutions for your storage needs. This home is in need of some tender loving care, but with vision and effort, it could transform into an exceptional family residence. Viewing is essential to fully appreciate the opportunities this property has to offer. Don't miss your chance to make this house your home in a desirable location.



## ENTRANCE PORCH

## ENTRANCE HALLWAY



## LIVING ROOM

14'9" x 11'9" (4.52m x 3.60m)



## DINING ROOM

11'4" x 9'9" (3.47m x 2.98m)



## KITCHEN

10'4" x 8'3" (3.15m x 2.52m)



## FIRST FLOOR LANDING

## BEDROOM ONE

13'0" x 11'10" (3.98m x 3.62m)



## BEDROOM TWO

12'7" x 7'6" (3.84m x 2.30m)

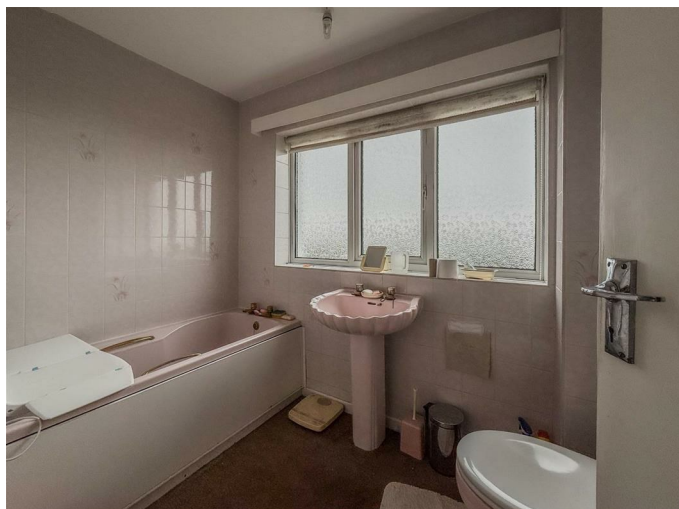


### **BEDROOM THREE**

9'7" x 7'11" (2.93m x 2.43m)

### **BATHROOM**

8'2" x 5'7" (2.51m x 1.72m)



### **EXTERNAL**



### **GARAGE**

19'10" x 8'3" (6.06m x 2.52m)

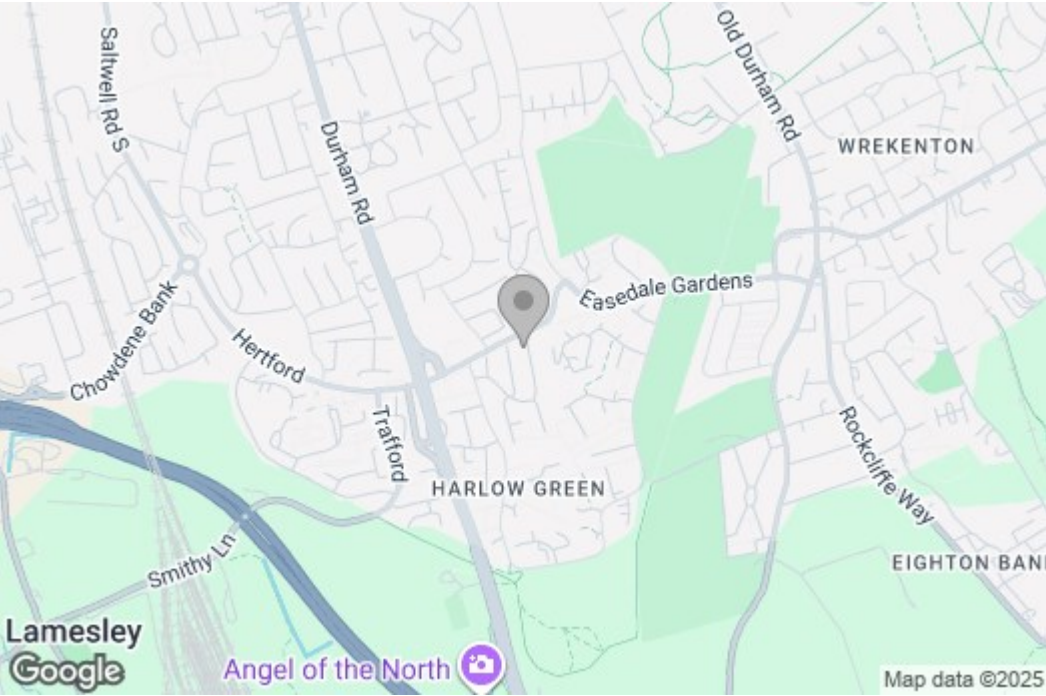
#### **Property disclaimer**

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.



Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

