



44 Ventnor Gardens, Gateshead, NE9 6EA

Offers Over £199,950

Nestled in the charming area of Ventnor Gardens, this spacious semi-detached house presents an excellent opportunity for families or individuals seeking a comfortable home with ample potential. The property boasts two inviting reception rooms, including a generous lounge that provides a perfect space for relaxation and entertainment. The heart of the home is the open-plan kitchen and dining room, which features delightful French doors that lead directly to the rear garden, allowing for a seamless indoor-outdoor living experience. Upstairs, you will find three well-proportioned bedrooms, ideal for accommodating family members or guests, along with a conveniently located bathroom and W.C. While the property does require some cosmetic work, it offers a blank canvas for those looking to personalise their living space and truly make it their own. Externally, the property is complemented by a paved garden to the front, providing a neat and tidy entrance, as well as a spacious rear garden set to lawn, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the property benefits from off street parking, along with a garage, ensuring convenience for residents and visitors alike.

Situated in a lovely location, this home combines great size with the potential for enhancement, making it an attractive prospect for anyone looking to settle in Low Fell. With its desirable features and promising possibilities, this semi-detached house is not to be missed.

ENTRANCE PORCH



ACCOMMODATION FIRST FLOOR



HALLWAY



BEDROOM ONE

14'3" x 12'0" (4.36 x 3.66)



LOUNGE

13'10" x 12'0" (4.23 x 3.66)



BEDROOM TWO

10'11" x 9'11" (3.34 x 3.04)



KITCHEN/ DINING ROOM

19'9" x 9'11" (6.04 x 3.03)



BEDROOM THREE

9'9" x 7'6" (2.99 x 2.30)



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.

FAMILY BATHROOM/W.C



EXTERNAL



GARAGE



Property disclaimer

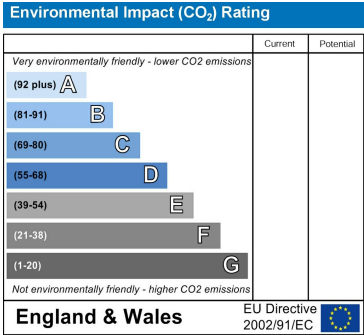
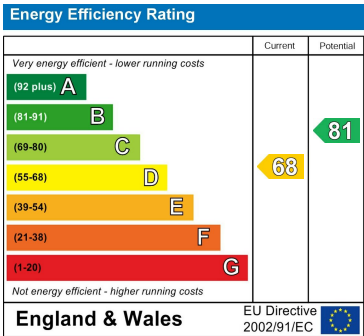
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable,

Floor Plan

Area Map



Energy Efficiency Graph



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.