



## 9 Dorchester Gardens, Gateshead, NE9 6UY

Offers Over £200,000

Nestled in the sought-after area of Low Fell, this spacious and well-presented semi-detached house on Dorchester Gardens offers a delightful living experience. The property boasts a charming entrance porch that leads into a welcoming hallway, setting the tone for the rest of the home. The living room is a highlight, featuring a beautiful fireplace with a living flame effect fire, perfect for cosy evenings. This room flows seamlessly into the dining area, which is enhanced by patio doors that open onto the rear garden, allowing for an abundance of natural light and easy access to outdoor entertaining.

The kitchen is well-equipped with an integrated fridge and is complemented by a handy utility room that provides access to the garage, adding to the practicality of the home. On the first floor, you will find a spacious main bedroom complete with built-in wardrobes, alongside two additional bedrooms that offer ample space for family or guests. The bathroom and a separate w/c ensure convenience for all. Externally, the property features a gated driveway at the front, providing secure off-street parking. The gardens are a true delight, with tiered landscaping at the rear that includes various patio areas, ideal for enjoying the outdoors in a tranquil setting. This lovely home is not to be missed, and viewings are highly recommended to fully appreciate its charm and potential. Whether you are a first-time buyer or looking for a family home, this property is sure to meet your needs.



## ENTRANCE PORCH



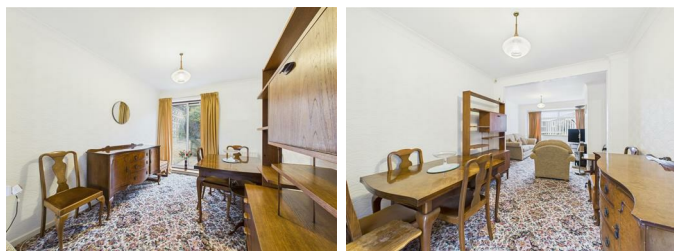
## LIVING ROOM

14'0" x 11'5" (4.29m x 3.50m)



## DINING ROOM

11'6" x 8'8" (3.51m x 2.65m)



## KITCHEN

10'8" x 8'11" (3.26m x 2.72m)

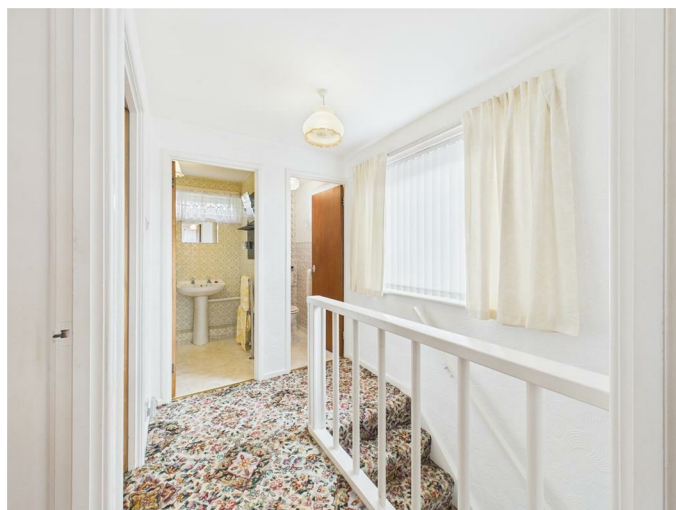


## UTILITY ROOM

8'9" x 8'3" (2.69m x 2.52m)



## FIRST FLOOR LANDING



## BEDROOM ONE

11'8" x 9'8" to wardrobes (3.58m x 2.95m to wardrobes)





### BEDROOM TWO

10'7" x 8'11" exc door recess (3.25m x 2.72m exc door recess)



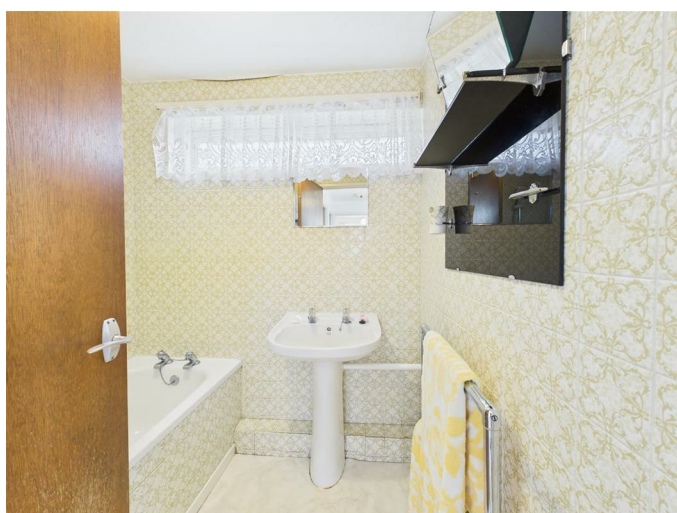
### BEDROOM THREE

8'5" x 7'8" (2.58m x 2.34m)

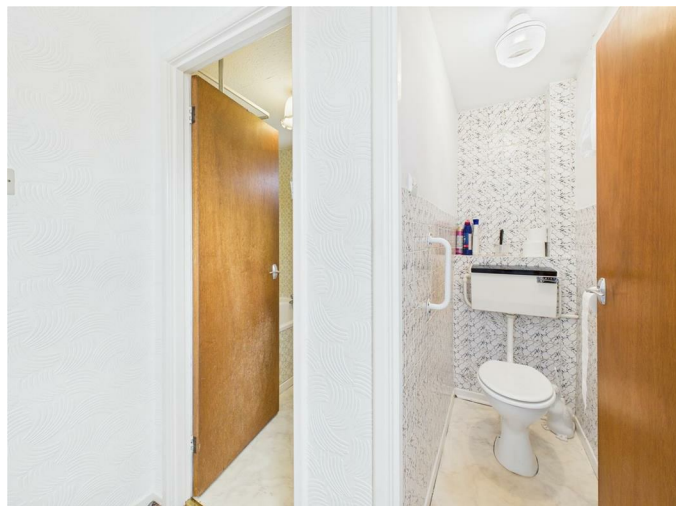


### BATHROOM

5'11" x 5'6" (1.81m x 1.70m)



### SEPARATE W/C



### EXTERNAL



### GARAGE

17'1" x 8'6" (5.23m x 2.60m)

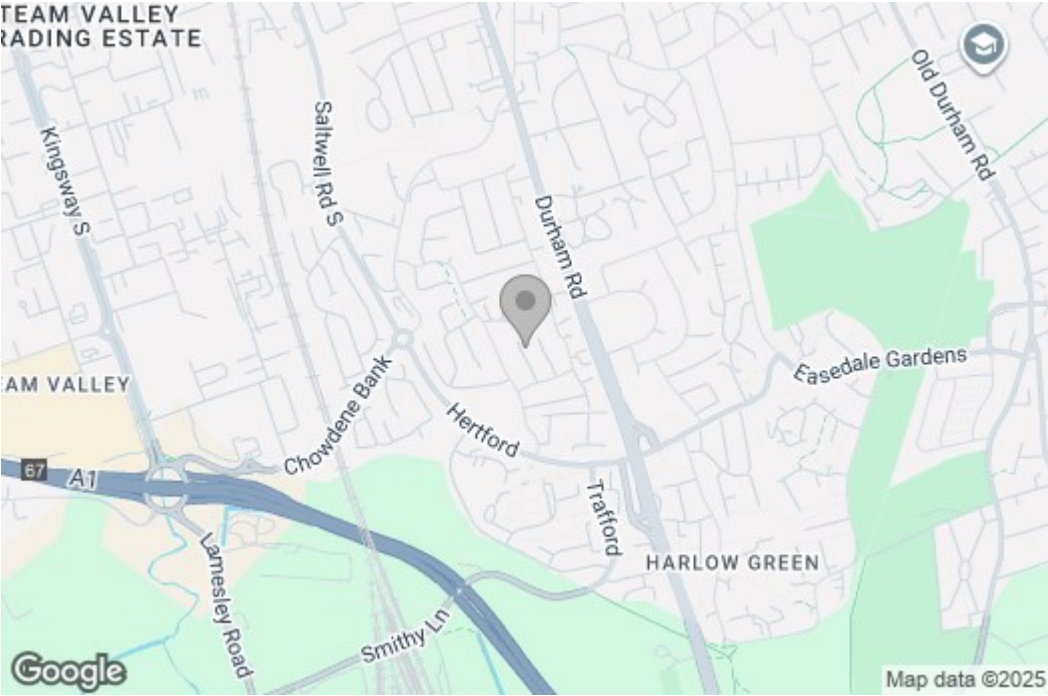
#### Property disclaimer

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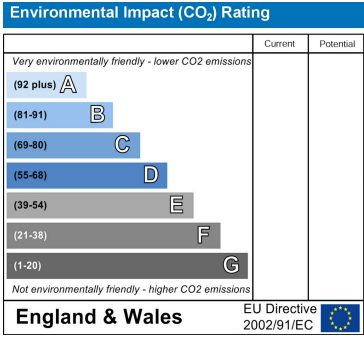
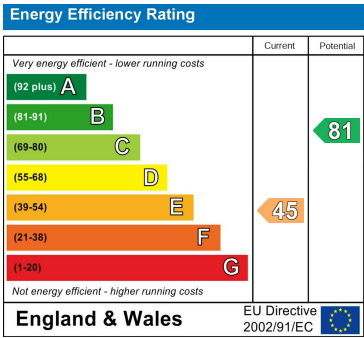


Floor Plan

Area Map



Energy Efficiency Graph



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