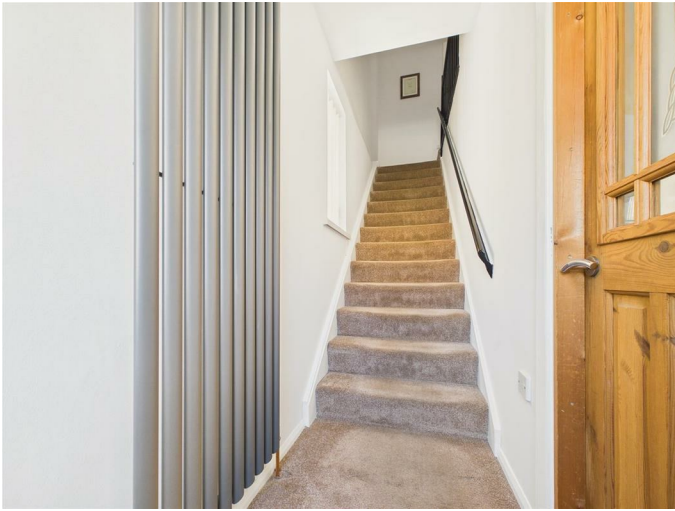


## 17 Doddington Villas, Gateshead, NE10 9DB

£169,950

Located on Doddington Villas in this desirable area of Gateshead, this immaculately presented semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms and bathroom, this home is ideal for families or those seeking extra space. Upon entering, you are greeted by a spacious hallway that leads to a charming lounge, complete with a multi-fuel burning stove set in an inviting inglenook, creating a warm and cosy atmosphere. A snug area under the stairs provides an additional space for relaxation or study. The dining kitchen is a true highlight, featuring modern integrated appliances including an oven, eye-level combination microwave, washing machine, tumble dryer, and fridge/freezer. A walk-in pantry adds to the practicality, while access to the rear garden makes it perfect for entertaining. The ground floor also benefits from a convenient w/c. Ascending to the first floor, you will find three generously sized bedrooms, each equipped with fitted wardrobes, ensuring ample storage. The family bathroom is well-appointed and offers a serene space for unwinding. The rear of the property boasts lovely views, enhancing the overall appeal. Outside, the front garden features a well-maintained lawn and a paved patio area, perfect for enjoying the outdoors. The rear garden is also patio paved and includes double gates that provide off-street parking for two cars, a rare find in this area. Additionally, three sheds equipped with power and lighting offer versatile storage options, while cellar storage with light adds further convenience. This stunning home is a must-see, and viewing is essential to fully appreciate its many features and the lifestyle it offers. With local amenities and transport links nearby, this property is not just a house, but a wonderful place to call home.

## ENTRANCE HALLWAY



## GROUND FLOOR W/C

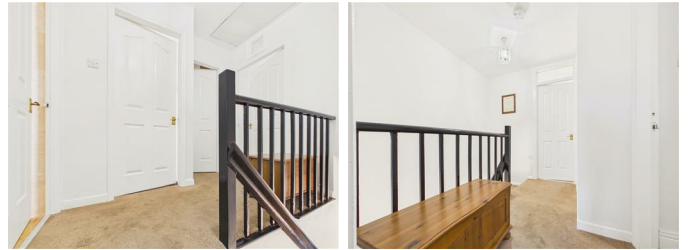


## LOUNGE

16'4" x 14'0" (4.98m x 4.28m)



## FIRST FLOOR LANDING



## SNUG AREA



## BEDROOM ONE

13'8" x 11'8" (4.17m x 3.57m)



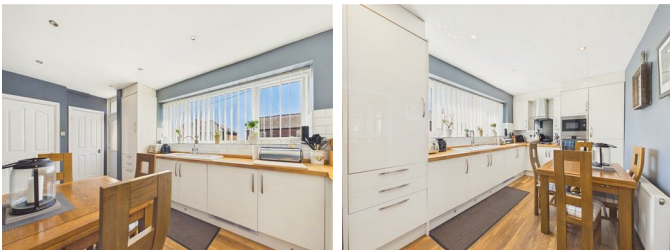
## BEDROOM TWO

12'11" x 10'2" (3.95m x 3.11m)



## DINING KITCHEN

16'6" x 9'4" (5.03m x 2.86m)



### **BEDROOM THREE**

9'3" x 7'10" (2.82m x 2.40m)

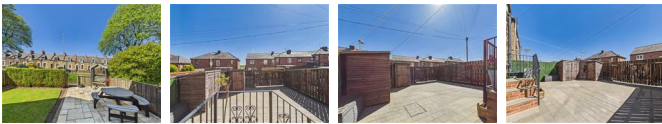


### **BATHROOM**

6'5" x 5'10" (1.97m x 1.80m)



### **EXTERNAL**



### **GATED DRIVEWAY**



### **Property disclaimer**

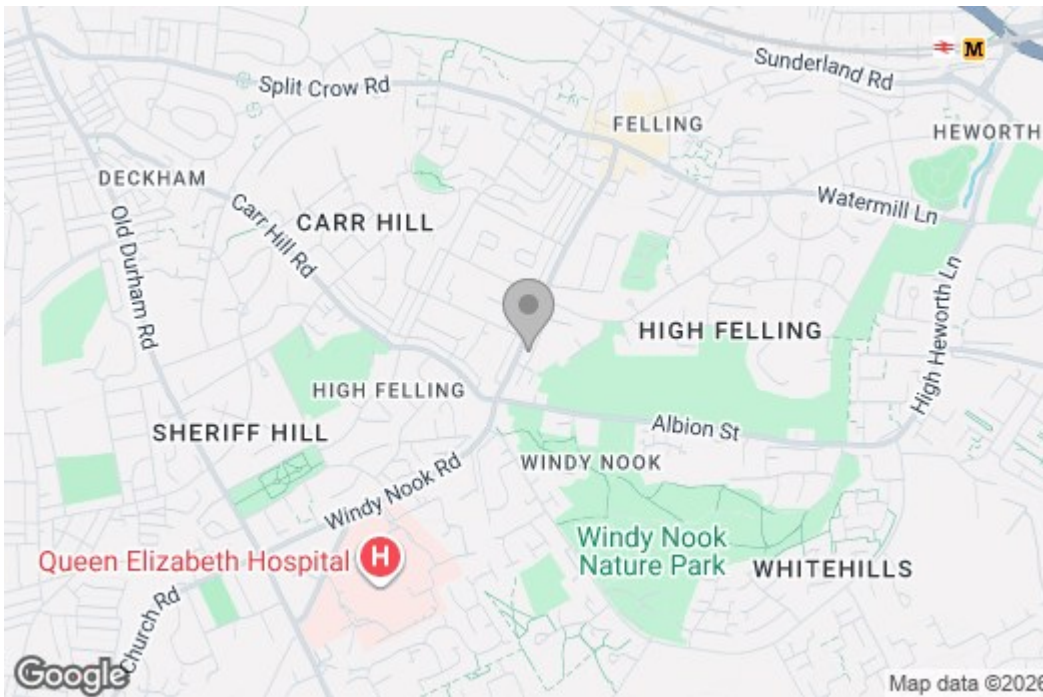
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable,

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.

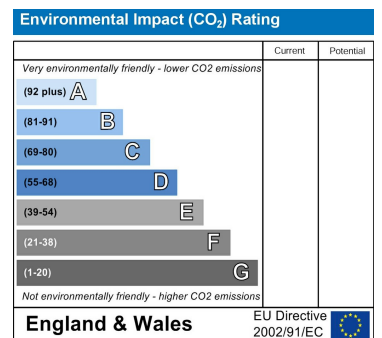
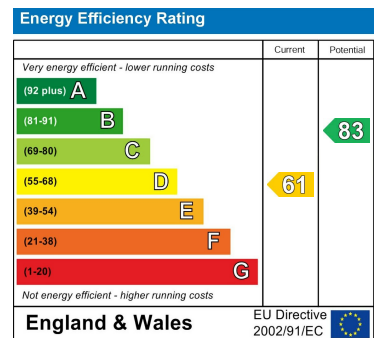
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.