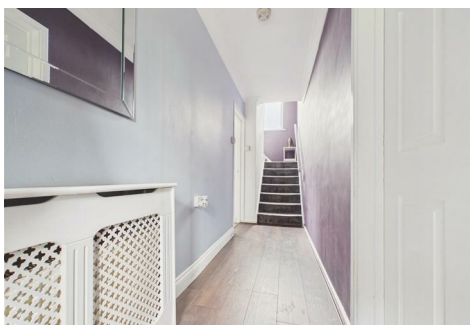


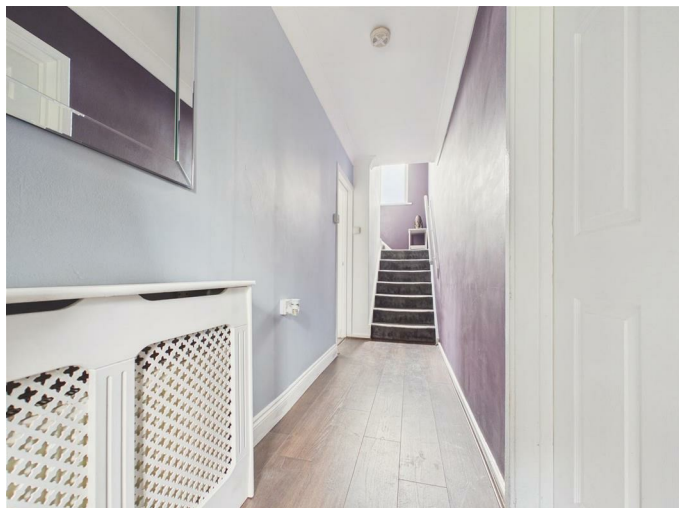


74 Millford, Gateshead, NE10 8DL

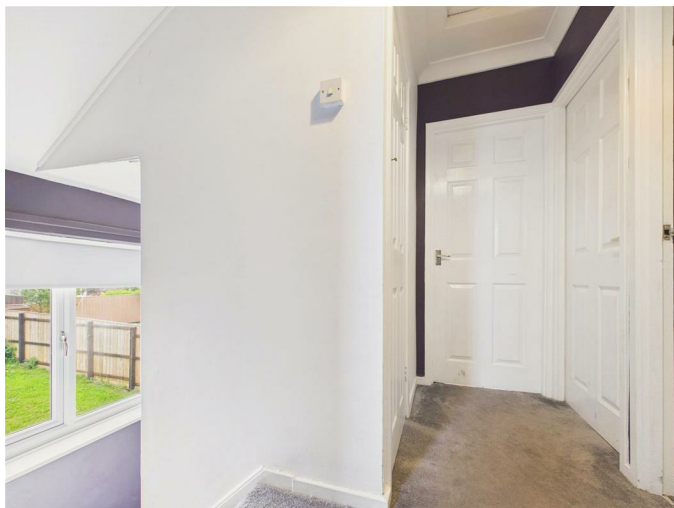
Offers Over £149,950

Located in the desirable area of Millford, this well presented larger style semi-detached house offers a perfect blend of comfort and modern living. Upon entering, you are welcomed by a spacious hallway that leads to a bright and airy lounge, featuring windows that provide delightful views of both the front and rear gardens. The heart of the home is undoubtedly the dining kitchen, which boasts a convenient breakfast island and direct access to the rear garden, making it an ideal space for family gatherings and entertaining guests. The first floor landing is equipped with a built-in storage cupboard, ensuring that space is maximised throughout the home. The main bedroom is a true retreat, complete with built-in storage and a window that frames a lovely outlook. Two additional bedrooms, also featuring built-in storage, provide ample space for family or guests. The property is further complemented by a well-appointed bathroom and a separate w/c, enhancing the practicality of the living space. Outside, the property benefits from charming gardens to both the front and rear, along with two outhouses in the rear garden, offering additional storage or potential for a workshop. Notably, the current owner has recently installed a new boiler in 2023, ensuring efficient heating for years to come. This lovely family home is a must-see, and viewings are highly recommended to fully appreciate the spacious accommodation and the inviting atmosphere it offers.

ENTRANCE HALLWAY



FIRST FLOOR LANDING



DINING KITCHEN

21'3" x 8'10" (6.50m x 2.70m)



BEDROOM ONE

15'1" x 7'6" (4.60m x 2.30m)



LOUNGE

19'0" x 11'11" (5.81m x 3.64m)



BEDROOM TWO

12'7" x 8'10" (3.85m x 2.70m)



HALF LANDING



BEDROOM THREE

11'1" x 10'0" (3.39m x 3.06m)



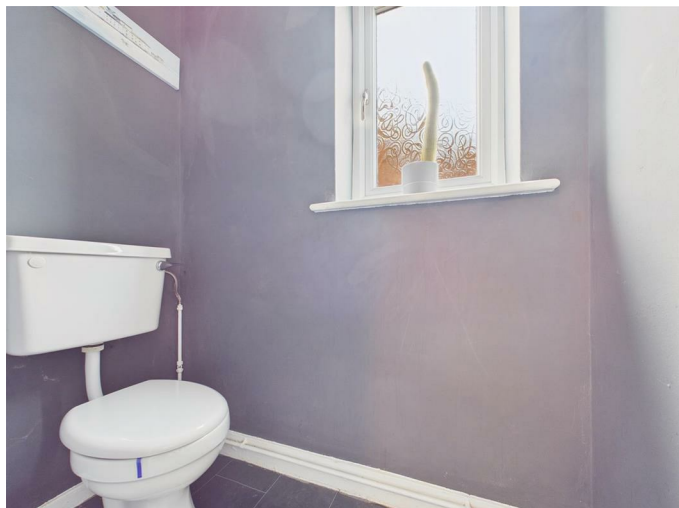
BATHROOM

5'4" x 5'2" (1.65m x 1.60m)



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.

SEPARATE W/C



EXTERNAL

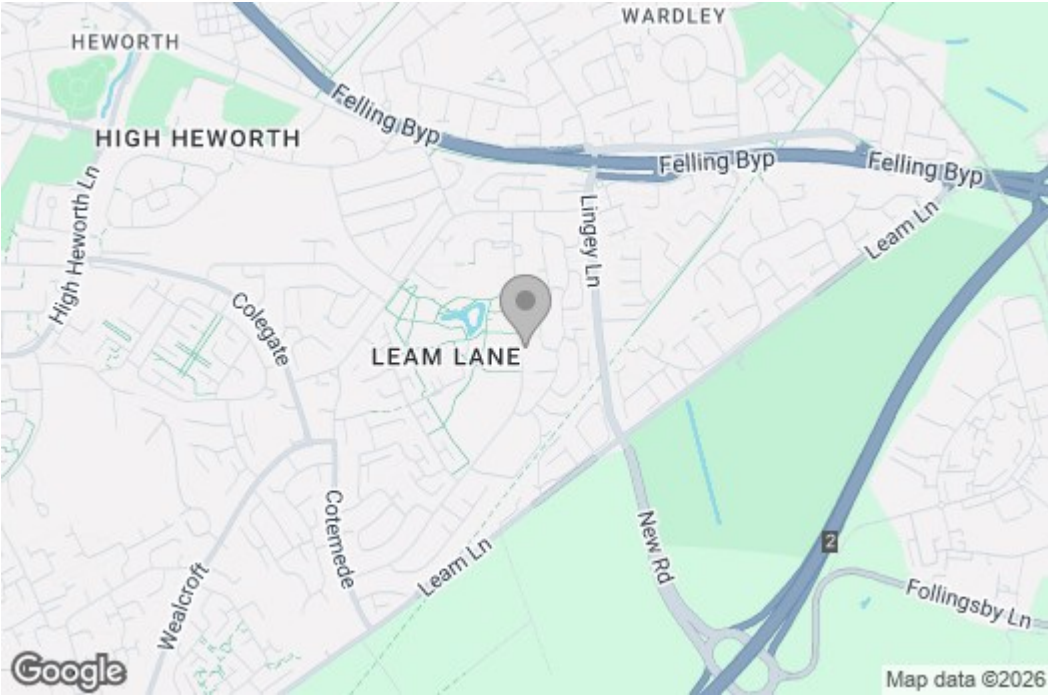


Property disclaimer

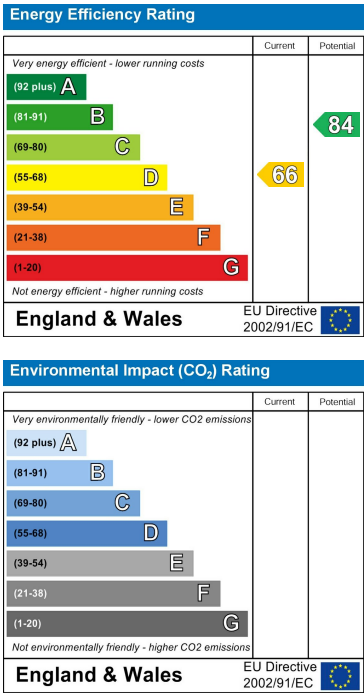
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

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.