

## 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)



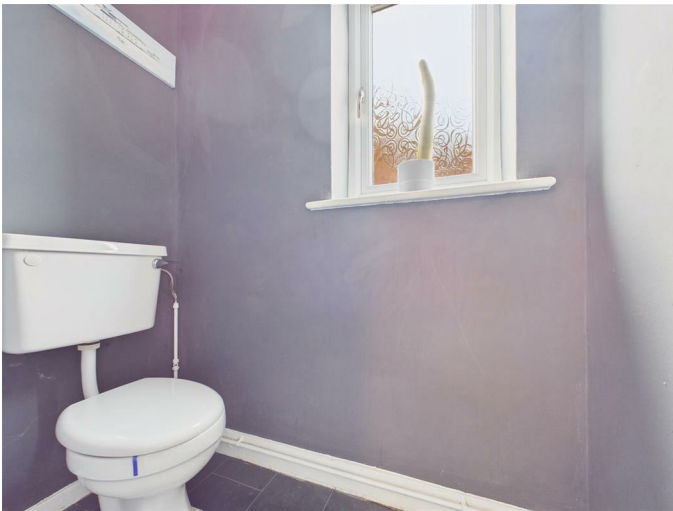
## BATHROOM

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

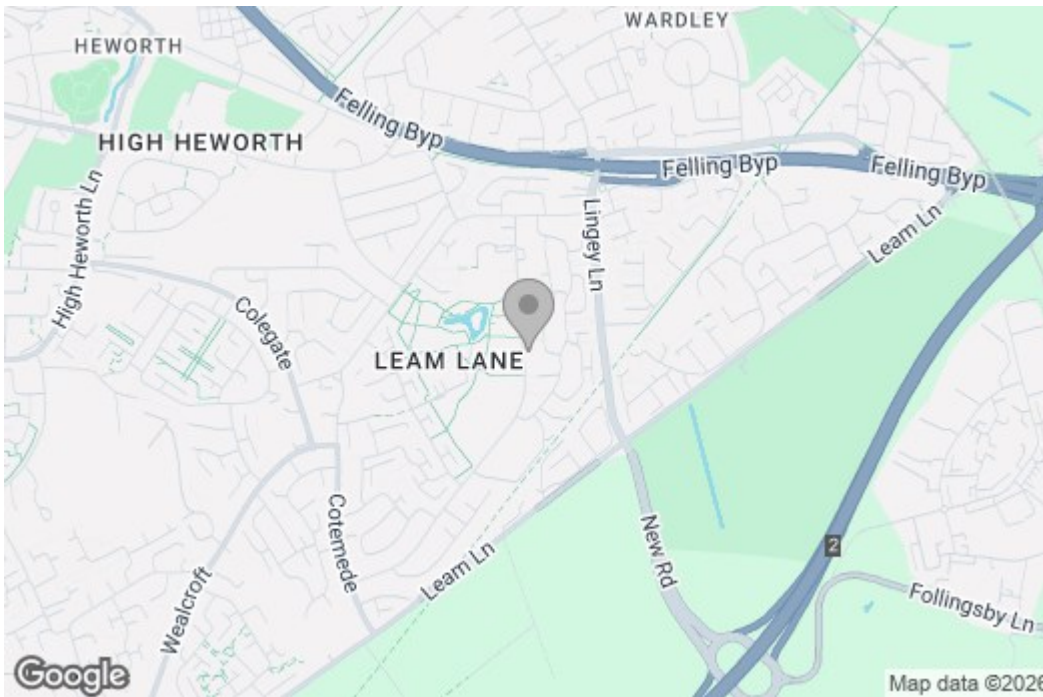


## Property disclaimer

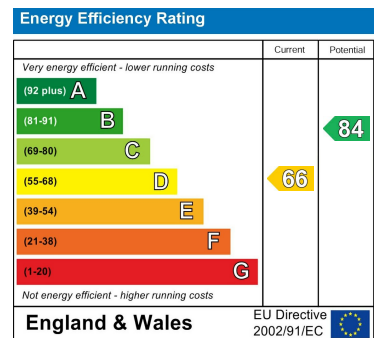
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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