



## 125 Dartmouth Avenue, Gateshead, NE9 6NX

£139,950

Located in the popular area of Dartmouth Avenue, this immaculately presented terraced house offers a delightful blend of comfort and style. With a spectacular outlook from the front, this property is sure to impress. You are welcomed by a spacious entrance hallway that leads into the living room providing a warm and inviting atmosphere, seamlessly connecting to the internal hallway. The ground floor also features a convenient shower room and WC, enhancing the practicality of the home. The heart of the house is undoubtedly the dining kitchen, which boasts modern integrated appliances, including an oven and a cleverly concealed cutlery drawer. A handy utility room adds to the functionality of this space, making it ideal for busy family life. As you ascend to the first floor, you will find a well-designed landing leading to three comfortable bedrooms. The main bedroom is particularly noteworthy, featuring built-in wardrobes that offer ample storage. The newly installed family bathroom is both stylish and functional, catering to the needs of the household. Outside, the property benefits from low-maintenance gardens to both the front and rear, providing a pleasant outdoor space without the burden of extensive upkeep.

This terraced house is a true gem, offering spacious accommodation and modern conveniences in a desirable location. Viewing is essential to fully appreciate all that this home has to offer.



## ENTRANCE PORCH

### LIVING ROOM

17'2" x 10'1" (5.24m x 3.09m)



## FIRST FLOOR LANDING

### BEDROOM ONE

17'2" x 10'0" (5.25m x 3.06m)



## SHOWER ROOM



## BEDROOM TWO

10'2" x 10'2" (3.12m x 3.11m)



## BEDROOM THREE

10'1" x 6'8" (3.08m x 2.05m)



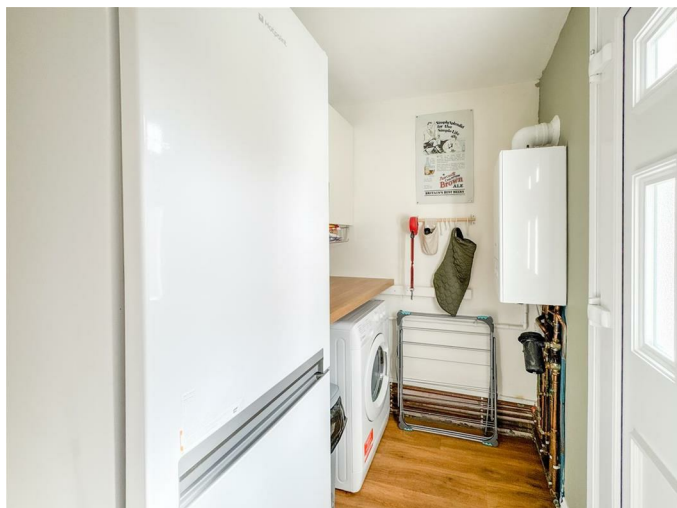
## DINING KITCHEN

17'1" x 10'2" (5.23m x 3.10m)



## REAR HALLWAY/UTILITY AREA

6'10" x 5'1" (2.10m x 1.56m)

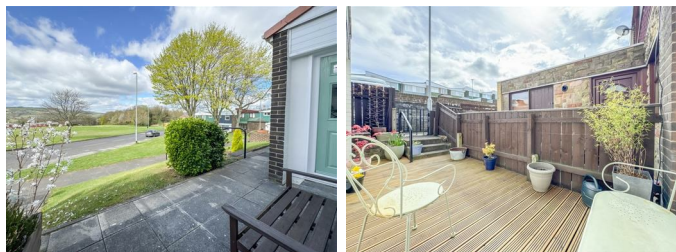


## BATHROOM

6'0" x 5'6" (1.85m x 1.70m)



## EXTERNAL

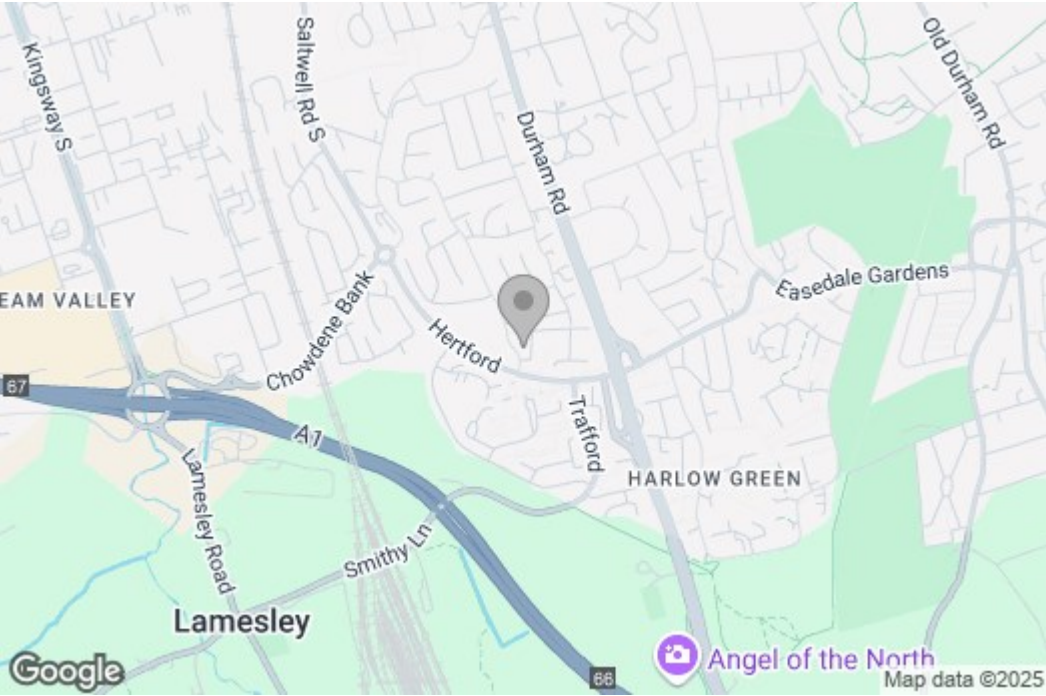


### Property disclaimer

**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. 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



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.

Energy Efficiency Graph

