



## The Lodge Belle Vue Bank, Gateshead, NE9 6BR

**Offers Over £365,000**

A contemporary modern extended bungalow situated in the heart of Low Fell with bi-folding doors providing in and out open plan living space....

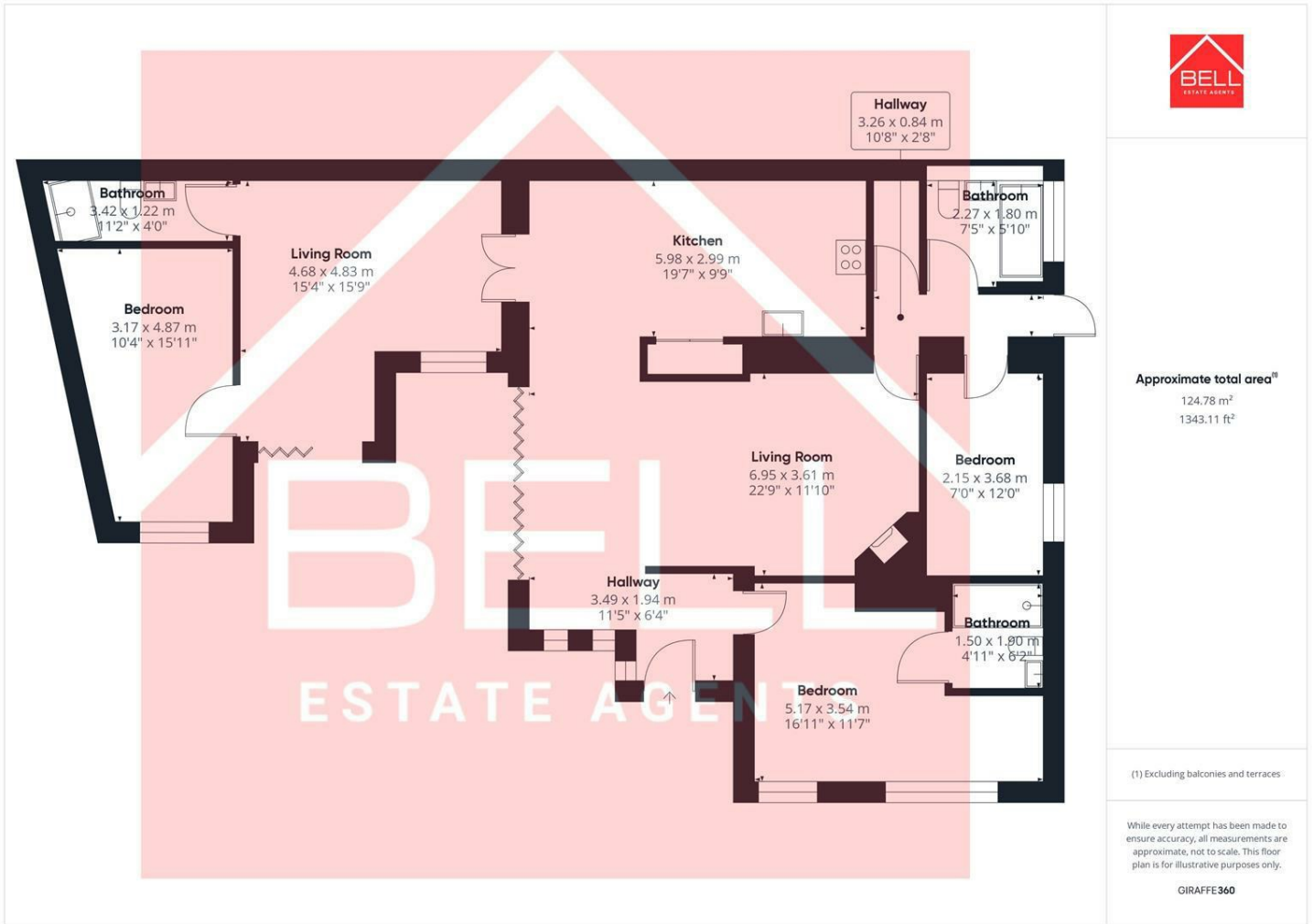
Bell Estate Agents are pleased to welcome to the market this unique style of property offering modern living space, paired with an original 1800's stone built bungalow. Located just a short walk to shops, bars and amenities on Low Fell high street. Stepping through the front door into a fantastic open plan living space the internal accommodation briefly comprises of lounge area, dining area and traditional style kitchen make up the heart of the home with solid wood flooring, integrated appliances and wood burner. Bi-folding doors open up to provide a fantastic space for enjoying the summer months. The modern extension side of the property provides an annex style space with double bedroom, reception room again with bi-folding doors and modern shower room. Whilst the original stone built aspect of the bungalow offers a double bedroom, family bathroom with waterfall shower and useful utility space. Completing the layout is the properties double master bedroom with dressing area and en-suite shower room. Viewings are highly recommended to appreciate this unique property.

Externally there is a private low maintenance south facing decked garden and parking is provided via a car port style yard with roller shutter door.

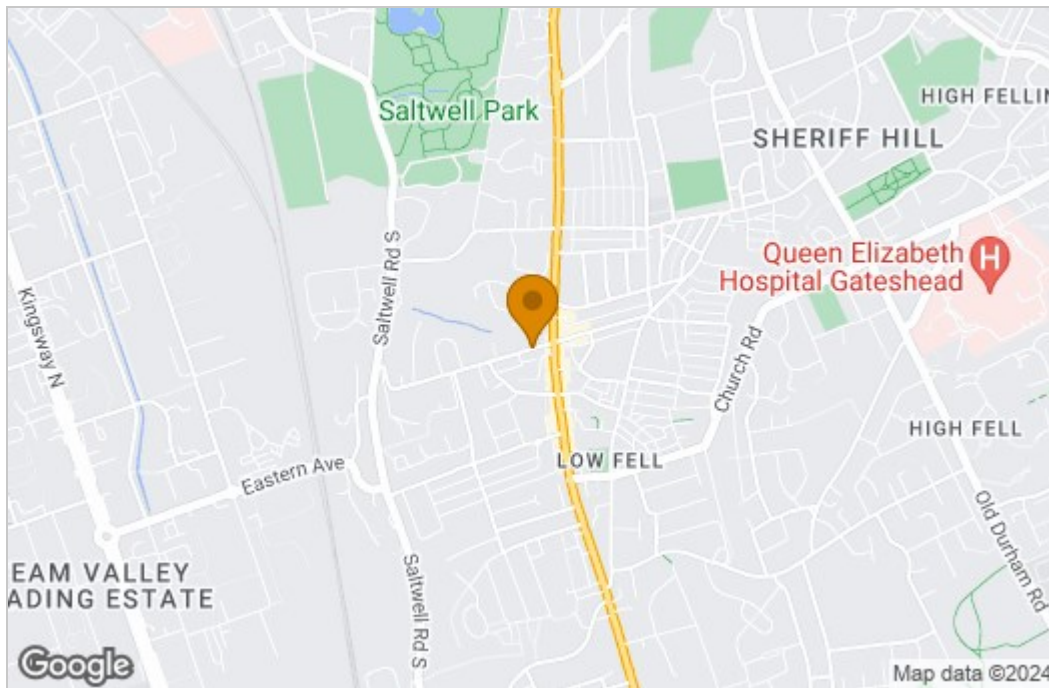
Originating in the 16th century Low Fell has quickly developed into one of the more popular of the two dozen or so villages which now comprise the Metropolitan Borough of Gateshead. The Durham Road area has now become a vibrant commercial hub with thriving shops, bars and restaurants as well as some banks and small offices. Whilst also offering it's own running, cricket and rugby clubs. There are also a range of highly regarded local schools, demand for properties increases to grow as more buyers look to move into the area. The area also offers excellent links to the A1, Metrocentre and Team Valley for commuters



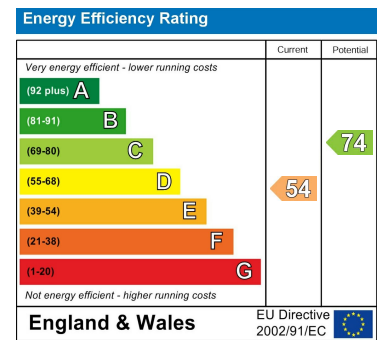
# Floor Plan



# Area Map



# Energy Efficiency Graph



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