



FOR SALE



36 Ventnor Gardens, Low Fell, NE9 6EA

Offers Over £249,950

- Extended Starter Family Home
- Ground Floor Shower Room/WC
- Front Garden With Raised Seating Area
- Stylish Decor Throughout
- EPC Rating - C
- Two Reception Spaces
- Contemporary Style Family Bathroom
- Well Presented Rear Garden
- Open Plan Living Space With Skylight
- Viewings Highly Recommended

THE PROPERTY

A beautifully presented extended starter family home with open plan ground floor living...

Bell Estate Agents are pleased to welcome to the market this unique example of an extended starter family home with well-presented front and rear gardens. Stepping inside the property you are welcomed by a light entrance hallway with stairs to the first floor. Moving into the main extended living space herringbone style flooring runs throughout the two reception areas, the first of which has a log burning stove. Sliding doors then section-off the rest of the space offering a modern fitted kitchen with a range of wall/base units and a dining area. Completing the layout to this level is a second reception area overlooking the garden, with integrated storage and a feature skylight. A useful shower room/WC also helps create an excellent space for entertaining. Moving upstairs to the first floor there is a contemporary style family bathroom with shower over bath and three well-proportioned bedrooms, two are double sized, the largest of which has built-in sliding wardrobes.

Externally the property has beautifully kept gardens, to the front there is a mature garden space with raised seating area and to the rear is a mainly lawned garden with well stocked borders and a further seating space. Parking is provided via a shared driveway and single garage.

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 for commuters.

