



FOR SALE



25 Ventnor Gardens, Gateshead, NE9 6EA

Offers Over £269,950

- No Onward Chain
- Generous Size Rear Garden
- Ground Floor Utility/WC
- Highly Regarded Location
- EPC Rating - D
- Garage/Driveway Parking
- Contemporary Modern Kitchen/Dining Room
- Lounge With Feature Bay Window
- White Family Bathroom
- Viewings Highly Recommended

## THE PROPERTY

An immaculately presented family home with an open plan kitchen/dining space and a generous size rear garden situated within the highly regarded Low Fell....

Bell Estate Agents are pleased to welcome to the market this much improved family home situated on the popular cul-de-sac of Ventnor Gardens. Stepping inside the internal accommodation briefly comprises of an entrance lobby leading to a stylish hallway with stairs to the first floor. Following on from this is a welcoming lounge with feature bay window and wood burner, modern industrial style doors access an open plan contemporary modern kitchen/dining space with some fitted appliances, spotlight lighting, vertical radiator and french doors provide access to the rear garden. Completing the ground floor layout is a useful/WC and utility room. Moving upstairs the property has three excellent size bedrooms, two of which are double size rooms both with feature bay windows overlooking the front and rear aspects respectively. Completing this level is a white three piece family bathroom with separate shower cubicle.

Externally there is a small lawned garden to the front, and a generous size split level rear garden with patio seating areas, lawned section and storage shed. Parking is available via a single garage and driveway. Viewings are highly recommended. Viewings are highly recommended.

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.

