



## 55 Dovedale Gardens, Gateshead, NE9 6NT

£180,000

Located in the charming Dovedale Gardens, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and style. Elevated to provide stunning views, the property boasts spacious accommodation that is sure to impress. Upon entering, you are greeted by a welcoming hallway adorned with elegant oak flooring, leading you into a bright and airy lounge. The lounge features a beautiful bay window that frames the fantastic outlook, creating a perfect spot for relaxation. The open access to the dining room enhances the sense of space, making it ideal for entertaining family and friends. The well-appointed kitchen comes complete with an integrated oven and provides convenient access to the southerly facing rear garden, where you can enjoy sunny afternoons. The first floor hosts three generously sized bedrooms, ensuring ample room for family or guests. Additionally, a modern wet room and a separate w/c offer practicality and convenience. The property is surrounded by well-maintained gardens to the front, side, and rear, providing a lovely outdoor space for gardening or leisure activities. An outhouse with power, lighting, and a water tap adds further utility to the property, making it perfect for hobbies or additional storage. This home is a true gem in a sought-after location, and viewing is essential to fully appreciate all it has to offer. Whether you are looking for a family home or a peaceful retreat, this property on Dovedale Gardens is not to be missed.

## ENTRANCE HALLWAY



## LOUNGE

15'8" into bay x 11'10" into alcoves (4.78m into bay x 3.63m into alcoves)



## DINING ROOM

9'10" x 8'11" (3.00m x 2.72m)



## KITCHEN

11'7" x 9'4" (3.55m x 2.85m)

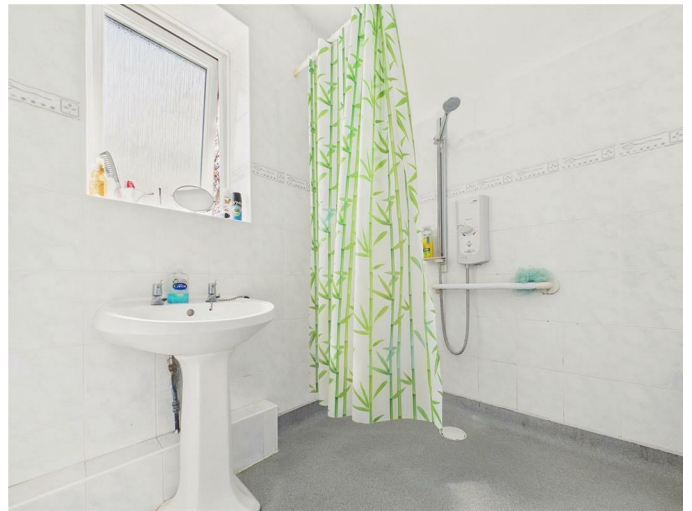


## FIRST FLOOR LANDING

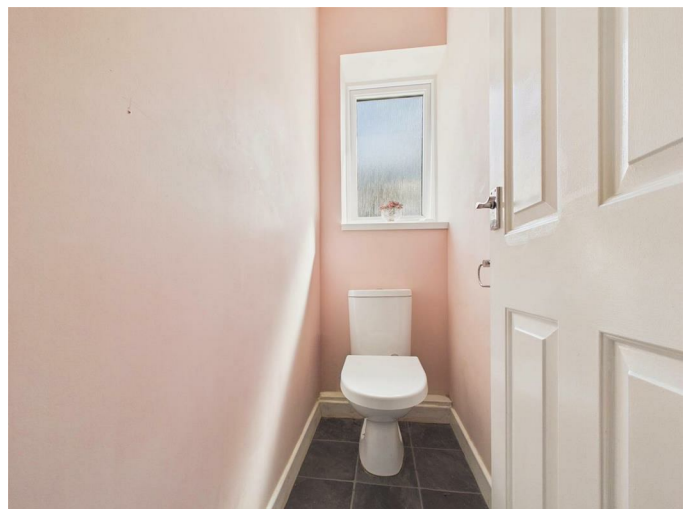


## WET ROOM

6'10" x 5'8" (2.09m x 1.75m)



## SEPARATE W/C



### **BEDROOM ONE**

12'11" x 10'9" (3.95m x 3.30m)



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.

### **BEDROOM TWO**

10'9" x 9'4" (3.30m x 2.86m)

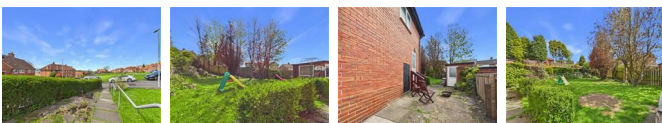


### **BEDROOM THREE**

9'10" x 6'11" (3.00m x 2.11m)



### **EXTERNAL**

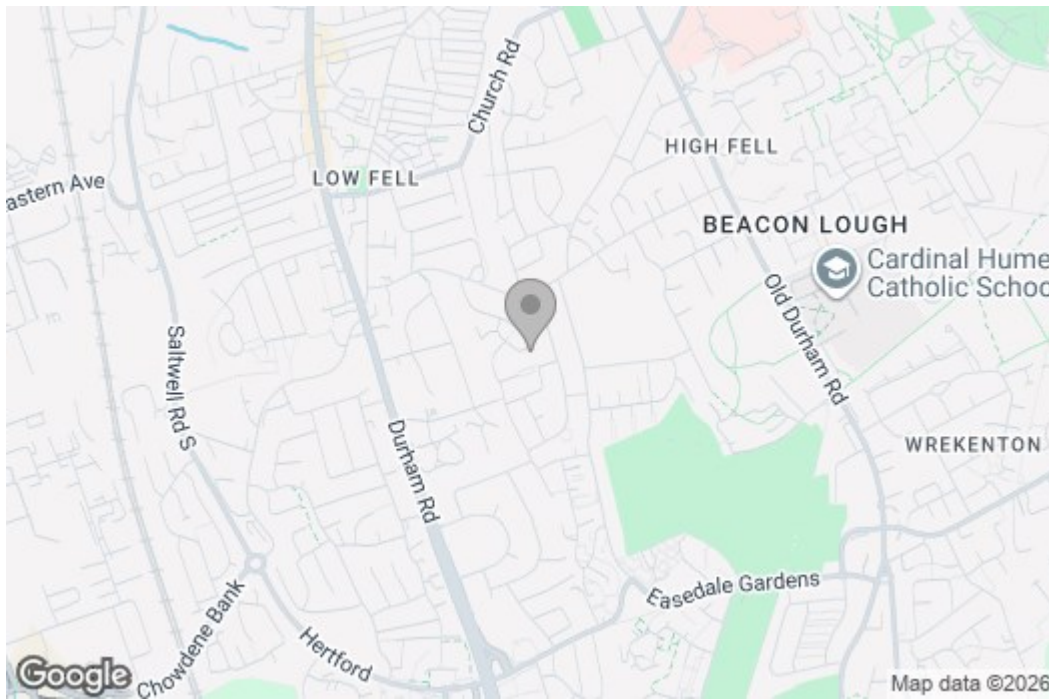


### **Property disclaimer**

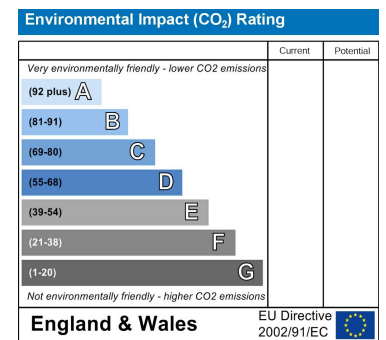
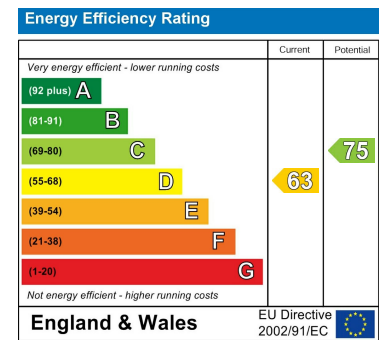
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to

# Floor Plan

## Area Map



## Energy Efficiency Graph



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