



## 12 West View, Gateshead, NE9 7UY

**Offers Over £160,000**

Situated within a traditional terrace, this deceptively spacious three-bedroom home offering generous living accommodation, character features and excellent potential. With bright rooms, a flexible layout and a welcoming feel throughout, this property is ideal for first-time buyers looking for space, value and the opportunity to make a home their own.

The ground floor offers two well-proportioned reception rooms. The front living room benefits from a bay window, creating a light and comfortable space to relax. To the rear, the separate dining room provides ample space for family dining or entertaining and leads through to the fitted kitchen, which offers good storage, worktop space and direct access outside.

Upstairs, the property features three bedrooms, including two doubles and a third room ideal for a nursery, home office or guest bedroom. The family bathroom is fitted with a white suite and includes both a bath and separate shower, offering practical and versatile use for modern living.

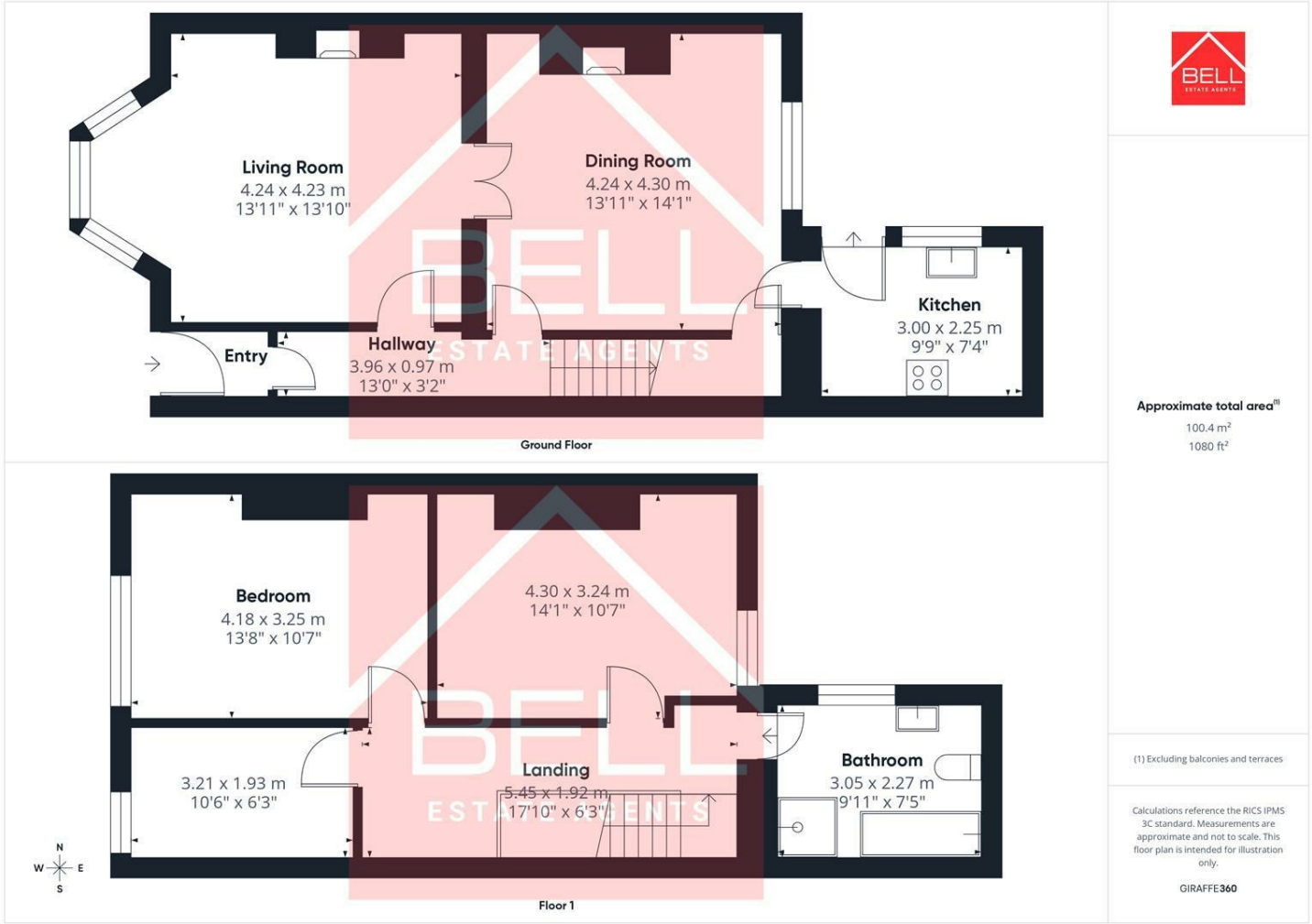
Externally, the home benefits from a traditional stone frontage and an enclosed front garden area, adding to its kerb appeal. The property has neutral décor throughout, gas central heating and double glazing, making it a solid and comfortable home with scope for personalisation.

West View is well positioned within Gateshead, offering convenient access to local shops, schools and everyday amenities. The area benefits from good public transport links and road access, making commuting to Gateshead, Newcastle city centre and surrounding areas straightforward. Nearby green spaces and local facilities make this a popular location for first-time buyers and families alike.

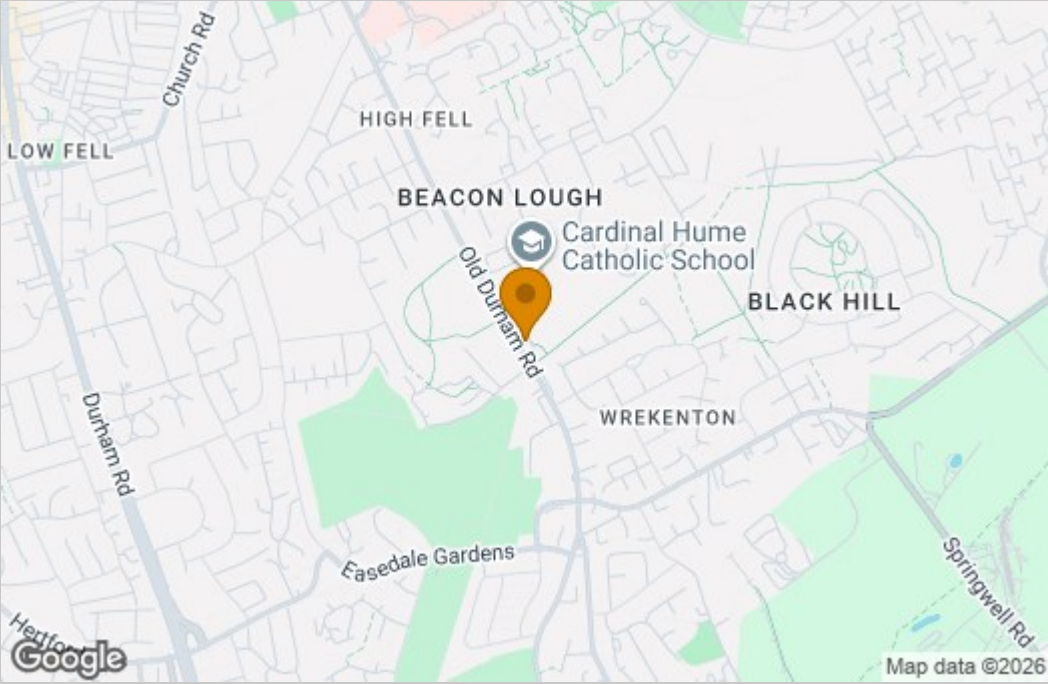




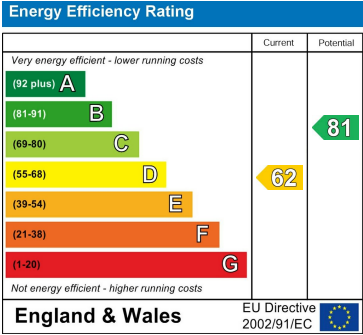
Floor Plan



Area Map



Energy Efficiency Graph



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