



## 84 Village Heights, Gateshead, NE8 1PW

Offers Over £190,000

Located in the popular area of Village Heights, Gateshead, this charming semi-detached house presents an excellent opportunity for those seeking a modern family home. Built in 2001, this new build property boasts a generous living space of 1,249 square feet, making it ideal for comfortable living. Upon entering, you are welcomed by a spacious hallway that features a convenient walk-in storage cupboard. The heart of the home is the inviting lounge/dining room, which is enhanced by French doors that open onto the rear garden, allowing for a seamless flow between indoor and outdoor spaces. The well-appointed kitchen provides a functional area for culinary pursuits. The first floor landing leads to the main bedroom, which benefits from an en-suite shower room, ensuring privacy and convenience. Two additional bedrooms offer lovely views, making them perfect for family members or guests. A family bathroom completes the upper level, providing ample facilities for all. Externally, the property features a driveway and garage at the front, providing parking for two vehicles. The gardens to both the front and rear offer delightful outdoor spaces for relaxation and recreation. Situated in a central location, this home is ideally placed for easy access to local amenities and transport links, making it a practical choice for families and commuters alike. Viewing is highly recommended to fully appreciate the potential and charm that this property has to offer.

## ENTRANCE HALLWAY



## FIRST FLOOR LANDING



## LOUNGE/DINING ROOM

19'6" x 11'2" (5.96m x 3.41m)



## BEDROOM ONE

13'3" x 8'3" (4.06m x 2.52m)



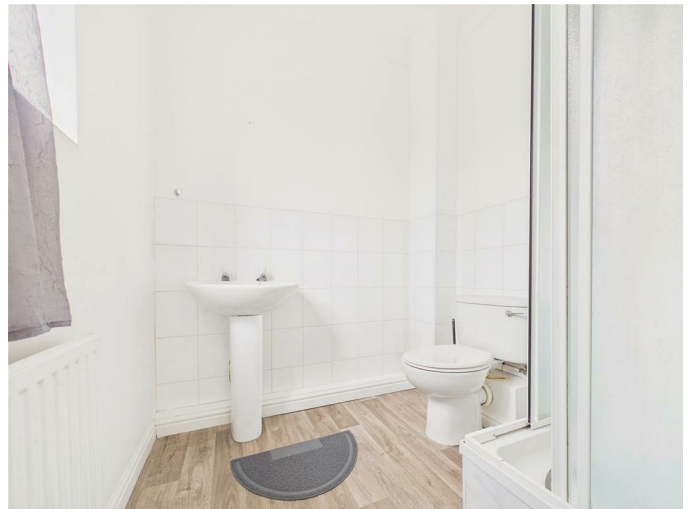
## KITCHEN

13'4" x 10'8" (4.08m x 3.26m)



## EN-SUITE

6'5" x 6'1" (1.96m x 1.87m)



## BEDROOM TWO

10'2" x 7'10" (3.10m x 2.40m)



## BEDROOM THREE

9'1" x 8'1" (2.77m x 2.47m)



## BATHROOM

8'3" x 5'6" (2.52m x 1.69m)



## EXTERNAL

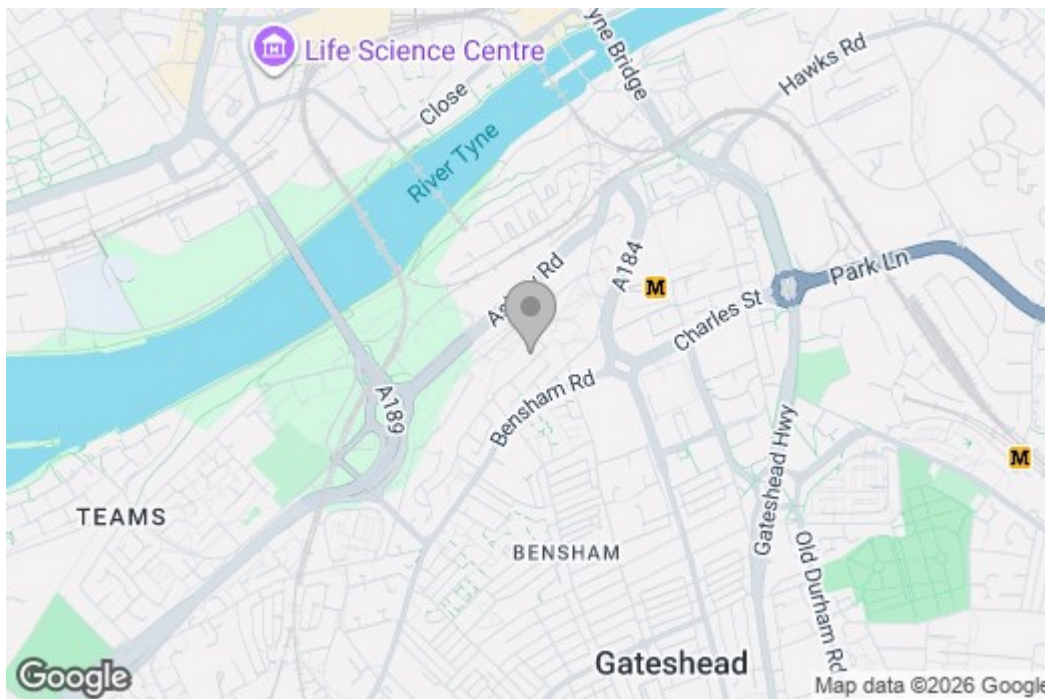


### Property disclaimer

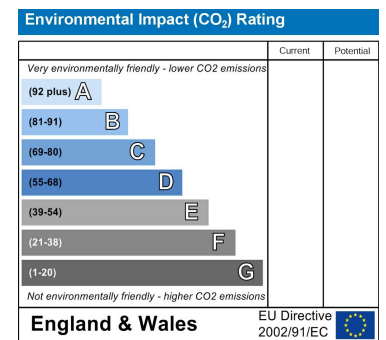
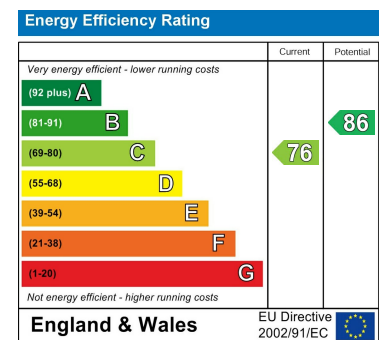
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.