



## **8 Victoria Terrace, Gateshead, NE9 7PH**

**£79,950**

Well presented stone built cottage style flat situated within this highly sought after area of Springwell Village. The property is warmed via gas central heating and has the benefit of Upvc double glazing. The deceptively spacious accommodation comprises; entrance porch, living room with exposed beams to the ceiling, dining room with inglenook, refitted kitchen with free standing cooker, one bedroom and shower room with double shower cubicle. There are low maintenance gardens to the front and the rear, with a delightful raised patio area to the rear. Viewing is an absolute must to appreciate this lovely home.



### Entrance Porch

Upvc front entrance porch providing access to the living room.

### Living Room

14'1" x 10'7" (4.29 x 3.22)



Exposed beams to the ceiling, recess to the chimney breast with a log burning stove and exposed stone wall, laminate flooring, double radiator, window to the front, open access to the dining room.

### Dining Room

14'6" x 9'1" (4.42 x 2.76)



Inglenook with tiled hearth, double radiator, laminate flooring, french doors to the rear.

### Re-fitted Kitchen

10'1" x 8'2" (3.07 x 2.50)



Base and eye level units with contrasting work surfaces, free standing oven with chimney style cooker hood, free standing fridge/freezer and washing machine, concealed Worcester boiler, vertical radiator, tiled effect laminate flooring, window and Upvc exit door to the rear.

### Bedroom

13'9" x 7'10" (4.19 x 2.40)



Two radiators, window to the front.

### Shower Room

13'0" x 5'3" (3.97 x 1.60)



Double shower cubicle, low level w.c., pedestal hand wash basin, splash tiling, tile effect laminate flooring, integrated spotlights, towel warmer, extractor.

### External



There is a low maintenance garden to the front and a fenced low maintenance garden to the rear with a raised patio area.

### Property disclaimer

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### Tenure

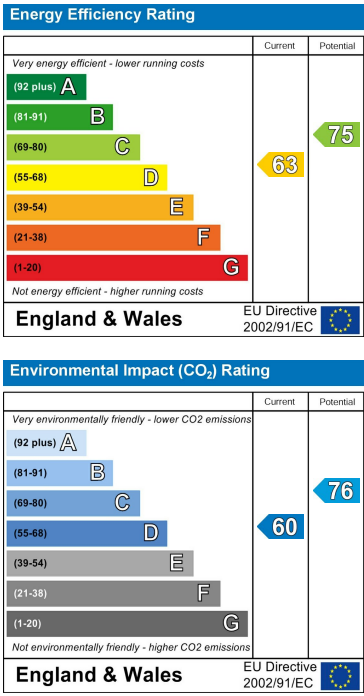
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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