



FOR SALE



8 Park View Avenue, Gateshead, NE9 5EN

Offers Over £415,000

- Stylish and contemporary modern family home arranged over three floors
- Spacious 18ft modern kitchen/diner ideal for entertaining
- Four well-proportioned bedrooms offering flexible accommodation
- Luxurious bathroom featuring freestanding statement bath
- Immaculately presented throughout – move-in ready condition
- Elegant separate living room with refined, modern décor
- Three bathrooms plus convenient ground floor WC
- Private, low-maintenance rear garden with patio seating area

THE PROPERTY

Situated in close proximity to Saltwell Park, this stylish and contemporary modern family home offers spacious, beautifully presented accommodation set over three floors. Immaculately maintained and finished to a high standard throughout, the property requires no work whatsoever – simply move in and enjoy.

Located on the ever-popular Park View Avenue, this impressive four-bedroom, three-bathroom property delivers modern family living with a sleek, contemporary feel throughout.

From the moment you enter, the home immediately showcases its stylish interior and thoughtfully designed layout. The ground floor comprises a welcoming entrance hallway, a spacious and elegant living room, and a stunning kitchen/diner stretching over 18ft in length. The kitchen is fitted with modern cabinetry, quality work surfaces and integrated appliances, creating a practical yet highly contemporary space ideal for both everyday living and entertaining. French doors open out to the rear garden, enhancing the light and flow of the home. A convenient ground floor WC completes this level.

The upper floors provide versatile and well-proportioned accommodation. The first floor offers a generous double bedroom and a beautifully finished family bathroom, while the top floor boasts three further bedrooms and additional bathroom facilities, making the layout perfectly suited to growing families, home working or guest accommodation.

A standout feature of the property is the luxurious main bathroom, complete with a freestanding bath and striking contemporary tiling – a true boutique-style space that enhances the home's modern appeal.

Externally, the property continues to impress. The rear garden has been designed for low maintenance, featuring artificial lawn and a spacious patio area ideal for outdoor dining and entertaining. To the front, there is a driveway, garage and neat frontage, providing both practicality and kerb appeal.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

