





- Popular Location
- Three Bedrooms
- Two Bathrooms
- Council Tax Band *A*
- Viewing Recommended
- Three Storey Home
- Two Reception Rooms
- Close To Amenities
- Freehold
- Call For More Information





We offer for sale this three-storey, three bedroom, mid terrace property located within a desirable part of Gateshead.

Conveniently located with easy access to a wealth of amenities and excellent transport links to Newcastle city centre. Within walking distance of Gateshead Metro Station, this property benefits from a prime position near Saltwell Park, a picturesque Victorian park featuring green spaces and a tranquil lake - ideal for outdoor activities and relaxation.

Internally the property briefly comprises to the ground floor: - entrance vestibule, hallway, lounge with bay window and French doors to the dining room, spacious kitchen with contemporary fitted units and access to the rear and there is a ground floor shower room WC. To the first floor there are two double bedrooms and storage on the landing. To the second floor there is a double bedroom, a study and a shower room WC. The property further benefits from gas central and double glazing. Externally there is a town garden to the front and yard to the rear.

Viewings come highly recommended. For more information please call us on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.





Lounge 11'2" x 12'7" (3.42 x 3.86)

Dining Room 13'1" x 12'10" (4.00 x 3.92)

Kitchen 8'5" x 8'0" (2.57 x 2.44)

Bedroom One 11'4" x 16'6" (3.46 x 5.04)

Bedroom Two 10'6" x 13'2" (3.22 x 4.03)

Bedroom Three 15'4" x 9'4" (4.68 x 2.87)

Study Area 7'1" x 8'0" (2.18 x 2.46)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The difference between house and home

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