



166 Westbourne Avenue, Gateshead, NE8 4NQ

Offers Over £97,950

Sensibly priced terraced house situated on Westbourne Avenue within this popular area of Bensham. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The accommodation is presented over two floors and comprises: entrance hallway, living room with a feature fireplace, kitchen with an integrated oven, bathroom, master bedroom, and three further bedrooms. There is a terraced garden to the front and a yard to the rear. Viewings are recommended to appreciate the potential that this home has to offer.

Entrance Hallway

A uPvc front entrance door provides access into the hallway which has a staircase leading to the first floor.

Landing



With a staircase which leads to the first floor.

Living Room

19'1" x 12'8" (5.83 x 3.87)



Coving to the ceiling, feature brick fire surround to the chimney breast, double radiator, window overlooking the rear elevation.

Kitchen

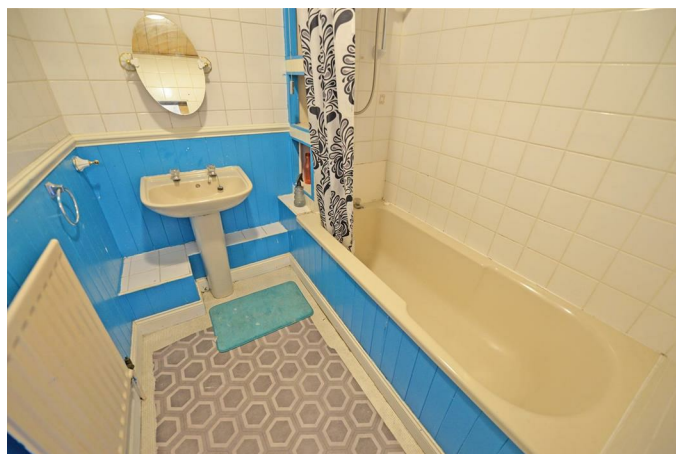
3.09 x 2.33



Base and eye level units with contrasting work surfaces, integrated oven, one and a half bowl sink, wall mounted boiler, tiling to the walls, window overlooking the rear aspect.

Bathroom

1.79 x 2.12



Panelled bath with shower over, low level w/c, pedestal hand wash basin, partial wood cladding, partial tiling to the walls, single radiator.

Seperate WC

4'8" x 4'0" (1.43 x 1.23)

With a low level wc and a wash hand basin. A window overlooks the rear aspect.

Bedroom One

4.06 x 3.48



With a radiator and a double glazed windows overlooks the front aspect.

Bedroom Two

2.49 x 2.33

With a radiator and a window overlooks the front aspect.

Attic Bedroom One

2.91 x 5.05

With a velux style window which overlooks the front aspect. Eves storage cupboard. Radiator.

Attic Bedroom Two

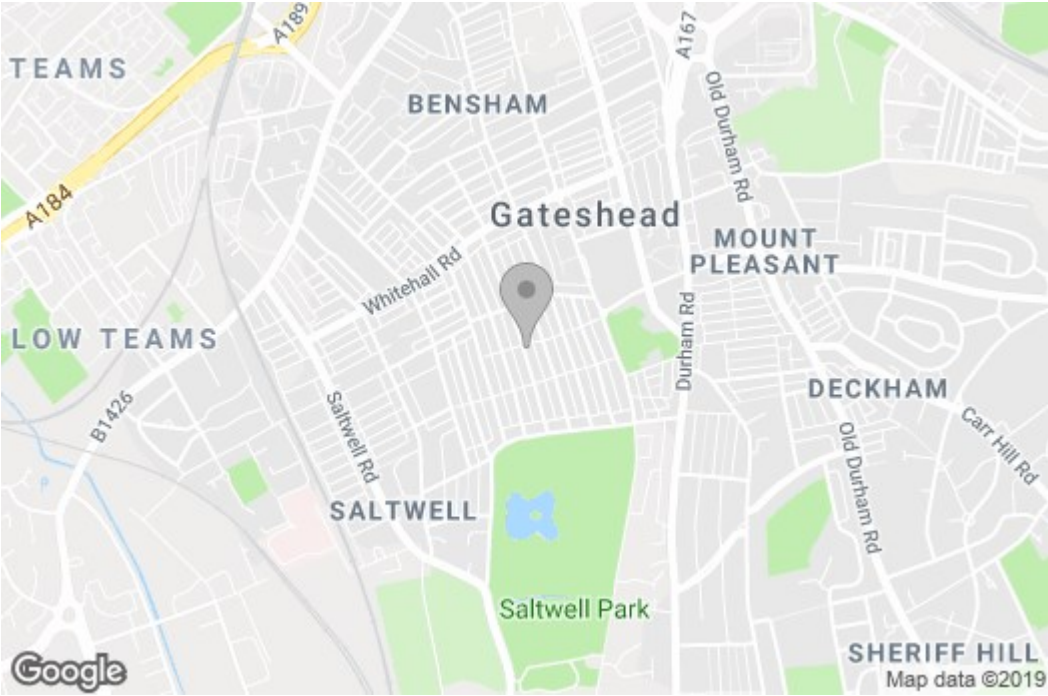
2.92 x 4.39



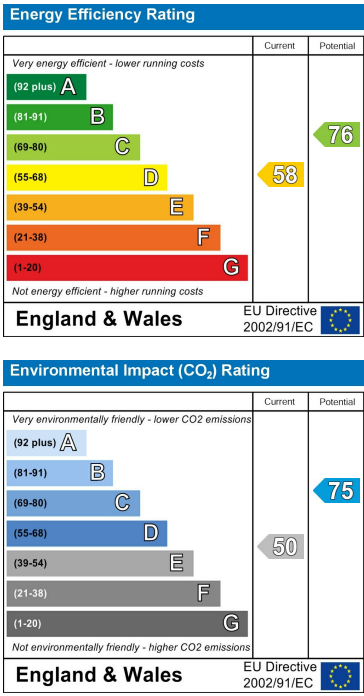
With a double glazed window overlooks the rear aspect and a radiator.

Floor Plan

Area Map



Energy Efficiency Graph



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