





- Well Presented
- Spacious Property
- Two Bedrooms
- Transport Links Nearby
- Desirable Location
- Modern Decor
- Allocated Parking
- Downstairs WC





**** Video Tour on Our YouTube Channel |
<https://youtu.be/SHFrZqQ3k8> ****

We offer for sale this charming two bedroom mid terrace property located within a popular residential area. The property is an ideal first time buy or for persons wishing to downsize and is situated close to local amenities, Gateshead Metro Centre and excellent transport links for those looking to commute.

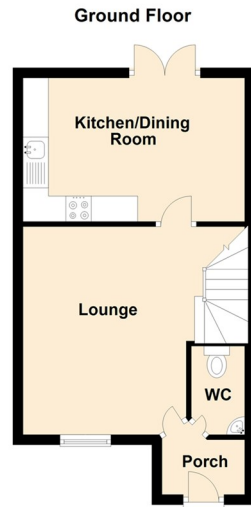
Briefly comprising:- entrance hallway, downstairs WC, spacious lounge and modern kitchen/diner with French doors leading out to the rear garden. To the first floor there are two bedrooms; the first being a double and a family bathroom. The property benefits from gas central heating and double glazing. Externally there is a garden to the rear and allocated parking.

Early viewings come highly recommended. For more information and to book your viewing please call 0191 487 0800.



Covid-19 Viewing Guidelines

For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time. We may share contact numbers where requested by NHS to prevent the spread of Covid-19.



Lounge 12'9" x 14'4" (3.91 x 4.39)

Kitchen/Diner 14'3" x 9'3" (4.36 x 2.82)

Bedroom One 10'11" x 10'9" (3.33 x 3.28)

Bedroom Two 7'8" x 11'2" (2.36 x 3.41)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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	

The difference between house and home

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