



### 3 bed end of terrace house to buy in NE8

Bensham Road, Gateshead, Gateshead,  
Tyne and Wear, NE8 1PX

**£170,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

### Property features

- ✓ Three Bedroom End Terrace
- ✓ Downstairs W/C
- ✓ No Upper Chain
- ✓ Council Tax Band B
- ✓ EPC Rating C

Driveway parking

Garden

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

PATTINSONS are delighted to welcome to the market this stylish and spacious three bedroom end-terrace house. The location is particularly beneficial as it provides easy access to Newcastle city Centre, Gateshead town Centre and is only around a ten minute walk to Gateshead Metro making it an excellent choice for commuters.

The property is extremely well presented throughout and has recently been decorated and had new carpets throughout, it has a modern fitted kitchen and bathroom and is offered with no upper chain making it very attractive for first time buyers and families. The internal accommodation briefly comprises: Spacious lounge, downstairs w/c, breakfasting kitchen and conservatory. To the first floor there are three bedrooms and bathroom w/c. Externally there is a small garden to the front and a driveway and decked patio area to the rear.

Tenure: Freehold

Council Tax Band:

For further information or to arrange a viewing please contact: [low.fell@pattinson.co.uk](mailto:low.fell@pattinson.co.uk)

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £170,000

Property Type: End of terrace house

USPs: Garden

Parking: Driveway

Year built: 2000

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

## External

Small garden to front with gated side access to rear.



## Downstairs WC

Downstairs w/c with wash hand basin and central heating radiator.



## Lounge

5.54m x 4.03m (18'2" x 13'2")

Spacious lounge to the front of the property with double glazed window, storage cupboard and central heating radiator. Newly fitted carpeted flooring.



## Breakfasting Kitchen

3.604m x 2.994m (11'9" x 9'9")

Double glazed window. Fitted with a modern range of wall and base units with roll top work surfaces, integrated appliances to include double electric oven, gas hob with chrome extractor hood, dishwasher and washer/dryer. Central heating radiator.



## Conservatory

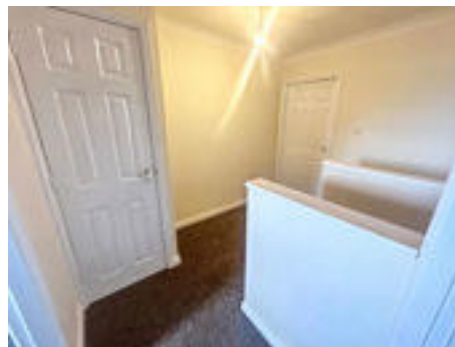
4.21m x 2.74m (13'9" x 8'11")

French door leading to rear garden, wall lights and laminate flooring.



## Landing

Spacious landing with storage cupboard, loft access. Newly fitted carpeted flooring.



## Bedroom One

4.07m x 3.29m (13'4" x 10'9")

Double glazed window, storage cupboard, central heating radiator. Newly fitted carpeted flooring.



## Bedroom Two

3.30m x 3.07m (10'9" x 10'0")

Double glazed window to rear elevation and central heating radiator. Newly fitted carpeted flooring.



## Bedroom Three

2.69m x 2.13m (8'9" x 6'11")

Double glazed window to front elevation, central heating radiator. Newly fitted carpeted flooring.



## Bathroom/WC

2.163m x 2.074m (7'1" x 6'9")

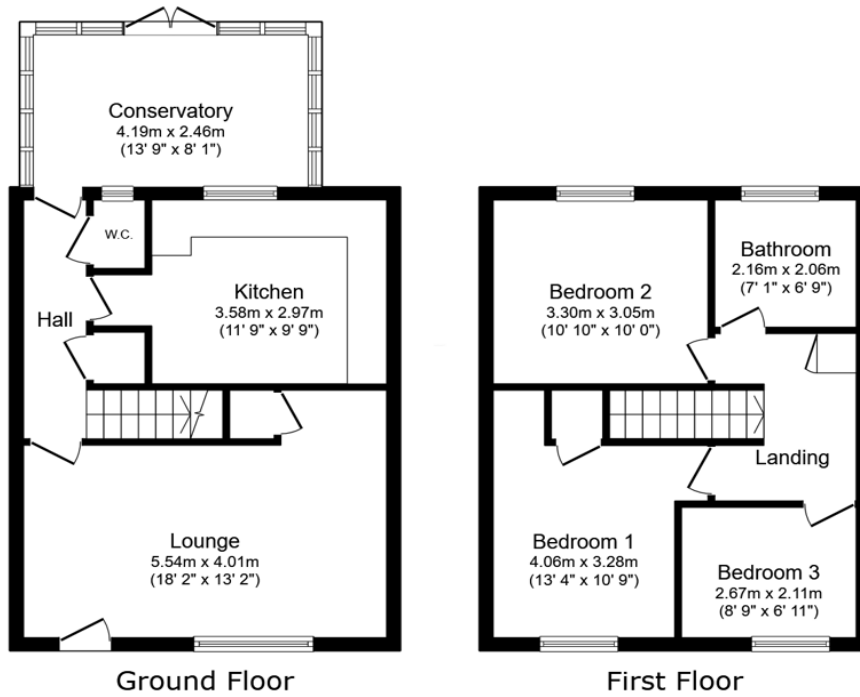
Double glazed frosted window. White suite comprising of: Panelled bath with shower over, back to wall w/c and wash hand basin on vanity unit. Chrome heated towel rail, tile effect laminate flooring, full PVC wall cladding and integrated ceiling spotlights.



## Rear Garden & Driveway

Concrete driveway with raised decked patio area.





Total floor area: 89.5 sq.m. (963 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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