



3 First Street, Bensham, Gateshead, Tyne & Wear, NE8 2US

Offers In Excess Of £275,000



## Key features

- NO ONWARD CHAIN
- DETACHED THREE BEDROOM HOME
- GARAGE AND DRIVEWAY PARKING
- SPACIOUS LOUNGE
- DINING ROOM
- CONSERVATORY
- LARGE LOW MAINTENANCE GARDEN
- CLOSE TO LOCAL SHOPS & SCHOOLS
- GREAT TRANSPORT LINKS WITH A1 ACCESS
- EARLY VIEWING IS ADVISED



## Description

NO ONWARD CHAIN! Introducing this well presented, three bedroom DETACHED home on First Street, Gateshead. The property comprises of an entrance hall leading through to a spacious lounge with feature fireplace, a modern fitted kitchen with separate dining room and a downstairs W.C. To the first floor, there are three good size bedrooms and a family bathroom. There is a conservatory to the rear, with a large low maintenance garden to the rear and front. With the benefit of a garage and driveway parking, with great transport links and quick access to the A1. An ideal family home, early viewing is advised.



ENTRANCE HALL

DOWNSTAIRS W.C

4'2 x 3'8

LOUNGE

15'8 x 13'3

DINING

9'8 x 8'6

KITCHEN

17'8 x 12'11

CONSERVATORY

10'8 x 9'3

LANDING

BEDROOM ONE

13'11 x 10'1

BEDROOM TWO

12 x 9'6

BEDROOM THREE

7'8 x 7'1







BATHROOM

8'10 x 6'10


GARAGE

EXTERNAL


#### DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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>61</b>	<b>79</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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