



37 Bondene Avenue West, Felling, Gateshead, Tyne and Wear, NE10 9NL

Offers Over £99,950



Key features

- NO ONWARD CHAIN
- THREE BEDROOM TERRACED HOUSE
- SEPARATE DINING AREA
- MODERN FAMILY BATHROOM
- THREE GOOD SIZE BEDROOMS
- FRONT AND BACK YARD
- GREAT INVESTMENT OPPORTUNITY
- GREAT TRANSPORT LINKS CLOSE TO METRO
- CLOSE TO LOCAL SCHOOLS
- EARLY VIEWING IS RECOMMENDED



Description

Offered with NO ONWARD CHAIN, we welcome to the market this charming THREE BEDROOM terraced house located in the heart of Felling, Gateshead. This property boasts a cosy reception room, perfect for relaxing or entertaining guests, a fitted kitchen leading to the garden and a separate dining room. To the first floor, there are three good size bedrooms and a family bathroom. This house presents an exciting INVESTMENT OPPORTUNITY for those looking to expand their property portfolio or for first-time buyers wanting to step onto the property ladder. The potential for this property is endless. Conveniently situated with excellent transport links, including the Metro, making for an easy commute to Gateshead or Newcastle city centre. Early viewing is advised.



ENTRANCE HALL

11'11 x 5'10

LOUNGE

13'7 x 11'11

KITCHEN

10 x 9'10

DINING

10'4 x 9'4

LANDING

BEDROOM ONE

13'8 x 11'1

BEDROOM TWO

13'8 x 8'4

BEDROOM THREE

8'11 x 8'2







BATHROOM

8'2 5'3

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.

Bondene Avenue West



Ground Floor

First Floor

Total Area: 93.7 m² ... 1009 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

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

70

86

Environmental Impact (CO₂) Rating

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

212 High Street
 Gateshead
 Tyne And Wear
 NE8 1AQ
 0191 500 8 500
 info@carousestateagents.com
<https://www.carousestateagents.com>

