



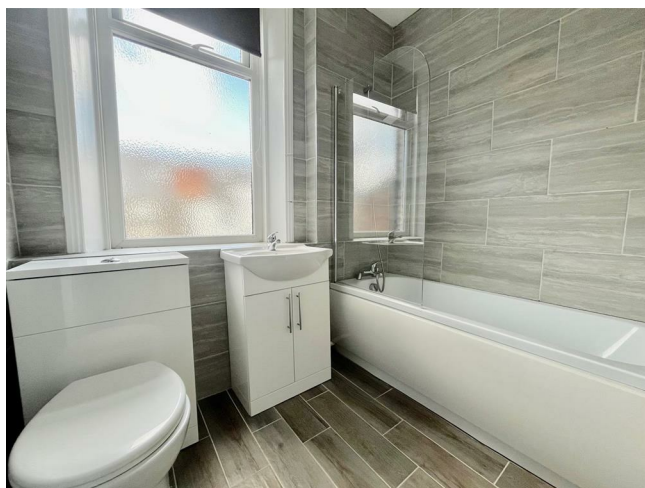
36 Claremont North Avenue, Bensham, Gateshead, Tyne & Wear, NE8 1RH

Offers Over £125,000



## Key features

- UPPER FLAT
- NO ONWARD CHAIN
- THREE BEDROOMS
- EN-SUITE
- FITTED KITCHEN
- MODERN BATHROOM
- GAS CENTRAL HEATING
- RECENTLY REFURBISHED
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

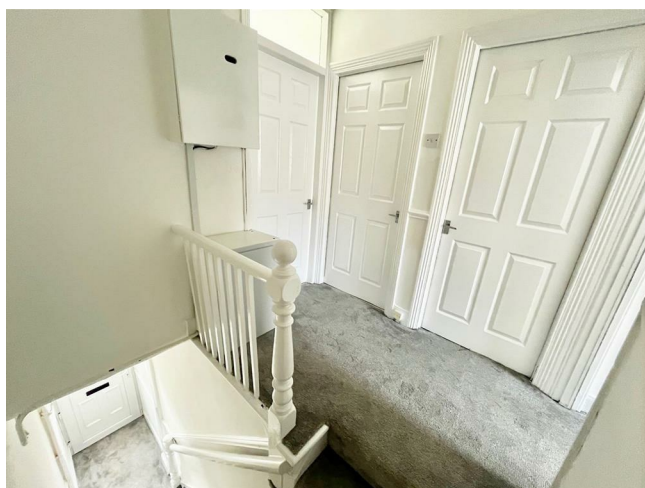
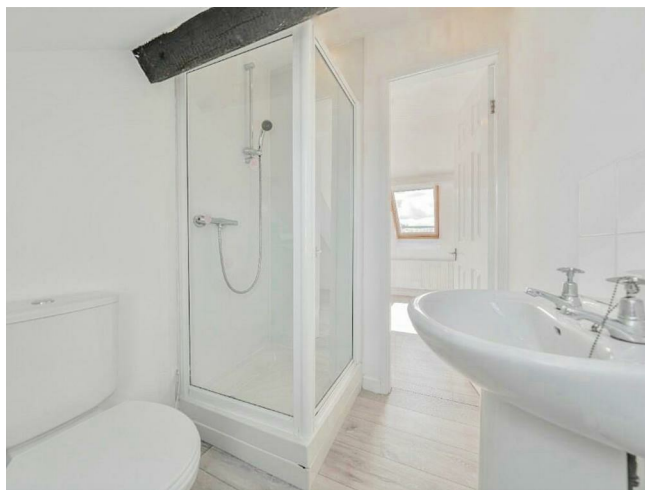


## Description

Welcome to Claremont North Avenue, Gateshead. This charming upper flat, offers a delightful living space with 2 reception rooms and 3 bedrooms spread across 958 sq ft.

Recently refurbished, this property boasts a modern touch while still retaining its historical charm. The three bedrooms provide ample space for a growing family or those in need of a home office. The en-suite bathroom adds a touch of luxury and convenience to the master bedroom.

Located in a sought-after area, this property is perfect for those looking to settle down without the hassle of an onward chain. Don't miss the opportunity to make this lovely flat your new home!



ENTRANCE HALL

LOUNGE

14'11 x 12'4

KITCHEN

9'7 x 6'7

BEDROOM ONE

13'10 x 12'3

BEDROOM TWO

8'5 x 7'4

BATHROOM

7'4 x 6'6

SECOND FLOOR

BEDROOM THREE

18'4 x 16'10







EN-SUITE


6'9 x 5'1

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>		71
(55-68) <b>D</b>	47	
(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 &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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