



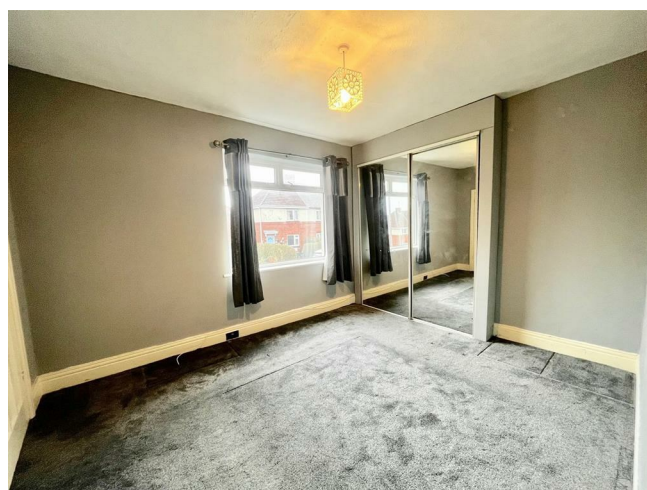
11 Field House Road, Bensham, Gateshead, Tyne & Wear, NE8 4SH

Asking Price £155,000



Key features

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINER
- FITTED BATHROOM WITH SEPERATE SHOWER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO SALTWELL PARK
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN
- VIEWING ADVISED



Description

Nestled on the charming Field House Road in Gateshead, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. Boasting two generously sized double bedrooms, this property is perfect for individuals, couples, or small families looking for space and convenience.

The heart of the home is an inviting open plan kitchen and dining area, ideal for entertaining guests or enjoying family meals. This layout not only enhances the sense of space but also allows for a warm and sociable atmosphere. The kitchen is well-equipped, making it a pleasure to cook and gather with loved ones.

One of the standout features of this property is its proximity to the beautiful Saltwell Park, a perfect spot for leisurely strolls, picnics, or outdoor activities. The park's lush greenery and tranquil environment provide a lovely escape from the hustle and bustle of daily life.

Additionally, this home comes with the added benefit of no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are looking to invest or settle down, this semi-detached house on Field House Road is a fantastic choice that combines comfort, convenience, and a desirable location. Don't miss the chance to make this lovely property your new home.



ENTRANCE HALL

LOUNGE
13'7 x 10'1

KITCHEN/DINER
16'2 x 11

STAIRWAY/LANDING

BEDROOM ONE
12'5 x 10'7

BEDROOM TWO
11'9 x 9'7

BATHROOM
7'10 x 7'7

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.

Field House Road



Ground Floor

First Floor

Total Area: 71.5 m² ... 770 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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