



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

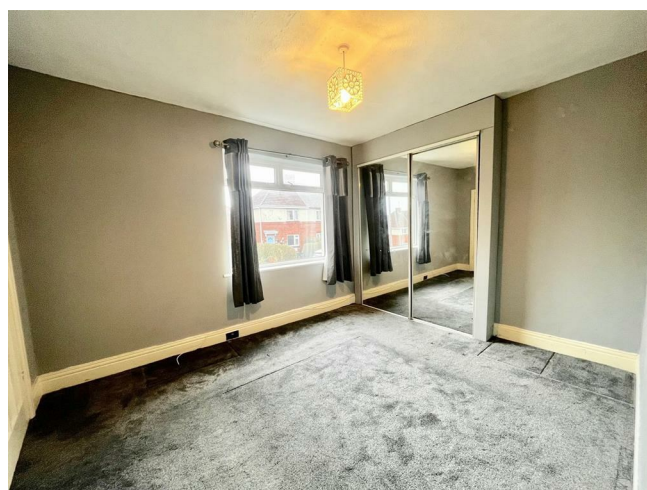
Offers In The Region Of £149,000





## 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











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# Field House Road




Ground Floor

First Floor

Total Area: 71.5 m<sup>2</sup> ... 770 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Energy Efficiency Rating


	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales

EU Directive 2002/91/EC



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