



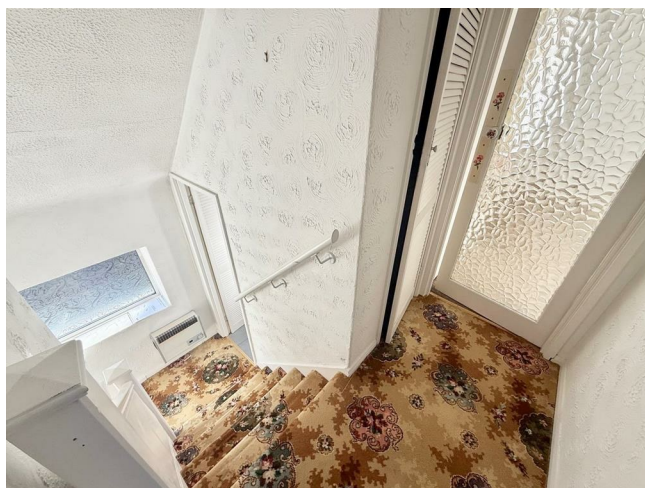
2 Harrison Gardens, Gateshead, NE8 4UD

Offers Over £105,000



Key features

- MID-TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- EXCELLENT INVESTMENT OPPORTUNITY
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- GARDEN TO THE FRONT, SIDE AND REAR
- CONSERVATORY OFF THE LIVING ROOM
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN



Description

Located in the desirable area of Harrison Gardens, Gateshead, this mid-terraced house presents an excellent opportunity for those seeking a project or investment. The property boasts two spacious double bedrooms, making it ideal for small families or professionals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a blank canvas for your personal touch. The house requires refurbishment, allowing you to design and renovate to your taste, creating a home that truly reflects your style.

The property also features a bathroom and parking space for one vehicle, adding to its convenience. With no onward chain, you can enjoy a swift and uncomplicated purchase process, making it an attractive option for both first-time buyers and seasoned investors alike.

This charming terraced house is not just a property; it is a chance to create a home in a vibrant community. With its potential for transformation and investment, this is an opportunity not to be missed.



ENTRANCE HALL

LOUNGE

21 x 11'11

KITCHEN

11'11 x 8'4

CONSERVATORY

8'9 x 6

STAIRWAY/LANDING

W.C.

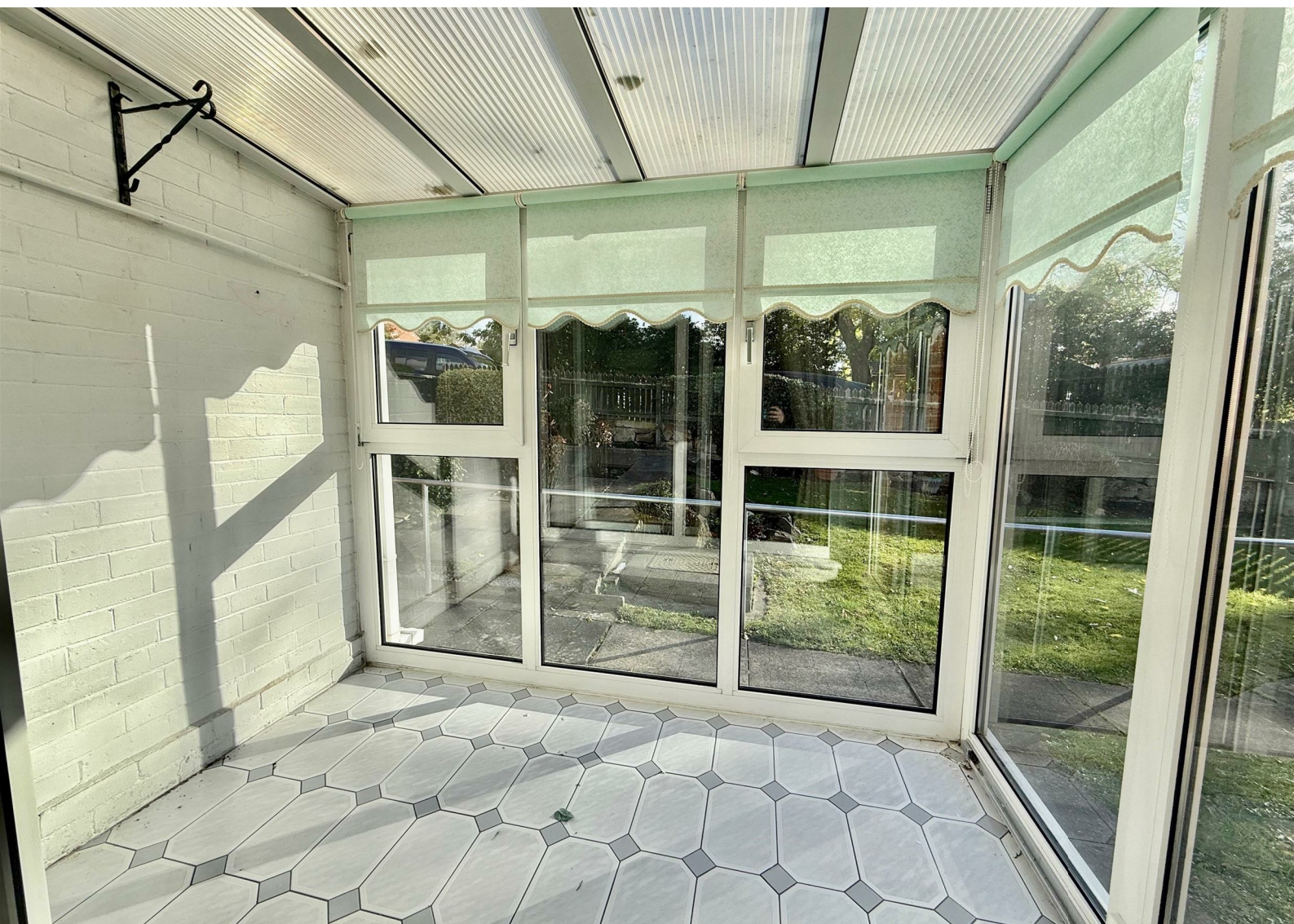
4'11 x 2'7

BEDROOM ONE

13'2 x 10'10

BEDROOM TWO

11'11 x 11'4







BATHROOM

8'11 x 5'11

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.

Harrison Gardens



Ground Floor

First Floor

Total Area: 91.4 m² ... 984 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	61
(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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