





- Three Storey Townhouse
- No Upper Chain
- Lounge-Diner
- Popular Area
- Transport Links
- Spacious Accommodation
- Four Bedrooms
- Rear Yard
- Local Facilities
- Council Tax Band: A





**\*\* Video Tour on our YouTube Channel | <https://youtu.be/2QIcR4OWYIQ> \*\***

Jan Forster Estates welcome to the market this spacious, three-storey townhouse in Bensham, Gateshead- popular residential area. The property is offered for sale with the benefit of no upper chain.

Positioned in a highly sought-after area of Gateshead, this location is just a short distance from the stunning Saltwell Park- one of Britain's finest Victorian landscapes, while also enjoying easy access to local amenities including shops, cafés, and the Shipley Art Gallery. Excellent transport links are also an advantage, provided by regular bus routes to both Gateshead town centre and Newcastle city centre.

The accommodation briefly comprises to the basement floor: a lobby, a convenient WC, a spacious lounge that flows seamlessly into the dining area, and a well-fitted kitchen with a range of wall and base units along with direct rear access. Moving up to the ground floor, there is an inviting entrance hallway, two bedrooms- one enhanced by a charming bay window, and a bathroom complete with a separate WC for added practicality. The first floor offers a generous landing area leading to both the principal bedroom and the fourth bedroom.

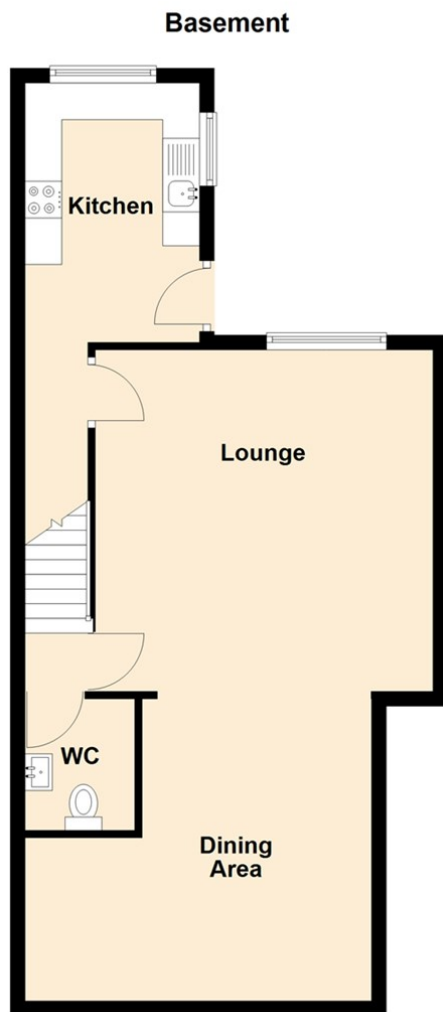
Additional highlights include double glazing and gas central heating, while externally the property enjoys a rear yard with roller shutter door access.

For more information and to book a viewing, please, call our sales team on 0191 236 2070.

#### **Tenure**

The agent understands the property to be Freehold. However, this should be confirmed with a licenced legal representative.

**Council Tax Band: A**



Lounge 15'1" x 11'10" (4.62 x 3.61)

Kitchen 11'6" x 7'1" (3.51 x 2.18)

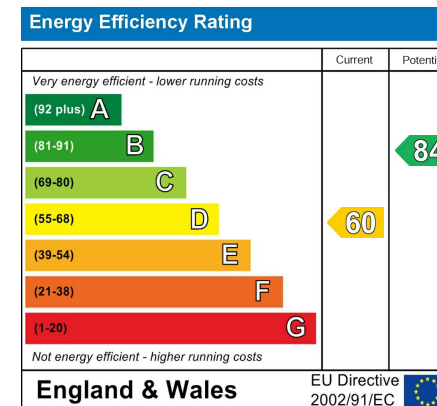
Dining Area 12'9" x 12'0" (3.90 x 3.68)

Bedroom One 16'0" x 13'5" (4.90 x 4.10)

Bedroom Two 16'0" x 11'9" (4.90 x 3.60)

Bedroom Three 15'5" x 9'10" (4.70 x 3.00)

Bedroom Four 15'5" x 9'6" (4.70 x 2.90)



## The difference between house and home

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