



FOR SALE



10 Walmer Terrace, Gateshead, NE9 7XU

Offers Over £205,000

- Stone Build Mid Terrace
- Highly Regarded Location
- Off-Street Parking
- Low Maintenance Rear Garden
- EPC Rating - D
- Gas Central Heating Via Combi-Boiler
- Generous Size Family Bathroom
- Panoramic Views To The Front Aspect
- Open Plan Kitchen/Dining Room
- Viewings Highly Recommended

## THE PROPERTY

An excellent opportunity to purchase this mid terrace stone built starter family home with panoramic views to the front aspect and a low maintenance rear garden...

Bell Estate Agents are pleased to welcome to the market this deceptively spacious traditional stone terrace offering accommodation over three floors. The property is situated overlooking local farmland and stunning views to the front aspect and should appeal to a range of buyers. The internal accommodation comprises of an entrance hall, open plan lounge/dining room with solid wood flooring and a fitted kitchen with access to the rear yard. Moving upstairs to the first floor is a modern shower room with separate WC and two double bedrooms both with integrated storage. To the second floor is a large attic space (not completed to building regulation) which the current owners use as an office/bedroom with Velux windows and again excellent views. The property also has a gas central heating system via combi boiler and double glazing. Externally there are low maintenance gardens to the front and rear. Gated parking can also be accessed via double gates to the rear of the property. Viewings are highly recommended.

Eighton Banks is a small, picturesque village in the Metropolitan Borough of Gateshead, which is located around 4.5 miles from Newcastle upon Tyne. Eighton Banks is bordered by Birtley, Harlow Green and Wrekenton, and is located near to Antony Gormley's Angel of the North sculpture at Low Eighton. The village is largely surrounded by farmland and local countryside.

