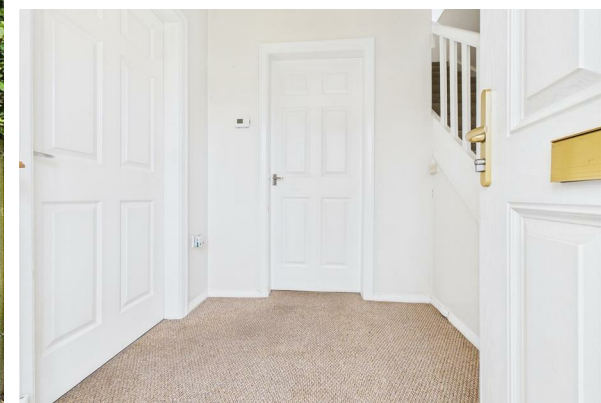




FOR SALE

220 Rawling Road, Gateshead, NE8 4UE

Offers Over £105,000



- No Onward Chain
- South Facing Rear Garden
- Refurbishment Work Required
- Double Glazing
- EPC Rating - D
- Corner Plot
- Two double Bedrooms
- Gas Central Heating System Via Combi Boiler
- Excellent Opportunity For First Time Buyers & investors
- Viewings Highly Recommended

THE PROPERTY

An excellent size semi-detached starter home requiring some modernisation situated on a corner plot..

Bell Estate Agents are pleased to welcome to the market this excellent opportunity for investors and first time buyers. Situated on a prominent corner plot on Rawling Road and just a short walk to Saltwell Park (0.8 miles) with gardens to three sides. Requiring some internal modernisation the accommodation briefly comprises of a welcoming entrance hallway, situated off from this is a generous size lounge and a fitted kitchen with a range of storage units and external access. Moving upstairs to the first floor there are two well proportioned double bedrooms both with integrated storage and a family bathroom with separate WC.

Externally there are mature gardens to three sides with established trees/shrubbery. The rear section of the garden is south facing and predominantly lawned. Viewings are highly recommended.

Bensham and Saltwell is located close to Gateshead town centre and boasts some of the borough's best leisure and cultural facilities. This includes the award-winning Saltwell Park, the Shipley Art Gallery, Gateshead Central Library. It even has its own independent theatre in The Little Theatre on Saltwell View. The neighbourhood has local shopping areas on Coatsworth Road and Saltwell Road, many primary and Jewish schools, and lots of parks and open spaces. Bensham and Saltwell has a mixture of homes. These include different styles of houses built between the late 1890s and 1980s, and many terraced and Tyneside flats built before 1919.

