



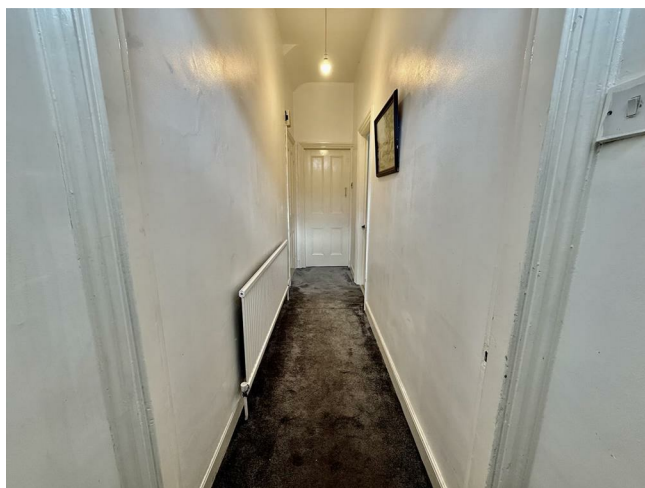
161 Rawling Road, Bensham, Gateshead, Tyne & Wear, NE8 4QT

Offers Over £75,000



Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- REAR FACING LOUNGE
- FITTED KITCHEN
- THREE PIECE SUITE BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN



Description

CASH BUYERS ONLY DUE TO SHORT LEASE. Sited on Rawling Road in the charming area of Bensham, Gateshead, this delightful ground floor apartment presents an excellent opportunity for both first-time buyers and investors alike. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The rear-facing lounge is a welcoming area, perfect for unwinding after a long day or entertaining guests.

One of the standout features of this apartment is its prime location, situated within walking distance to the picturesque Saltwell Park. This beautiful green space offers a perfect retreat for leisurely strolls, picnics, or simply enjoying the outdoors.

The apartment is offered with no onward chain, making the purchasing process straightforward and hassle-free. With one well-appointed bathroom and a functional layout, this property is ready to be transformed into a lovely home.

Whether you are looking to settle down in a vibrant community or seeking a sound investment, this apartment on Rawling Road is a fantastic choice. Do not miss the chance to view this charming property and envision the possibilities it holds.



ENTANCE HALL

15'7 x 3

LOUNGE

14 x 12'8

KITCHEN

9'8 x 7

BEDROOM ONE

14'9 x 13'10

BEDROOM TWO

14'1 x 7'10

BATHROOM

6'7 x 4'11

EXTERNAL

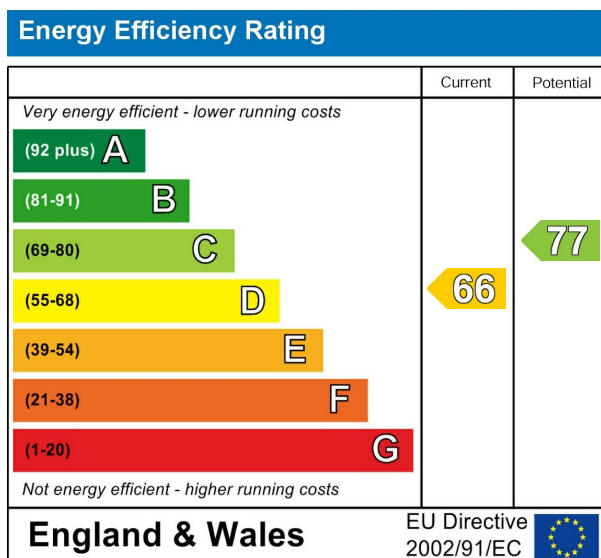
DISCLAIMER SALES







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.



212 High Street
Gateshead
Tyne And Wear
NE8 1AQ
0191 500 8 500
info@carouselestateagents.com
<https://www.carouselestateagents.com>

