



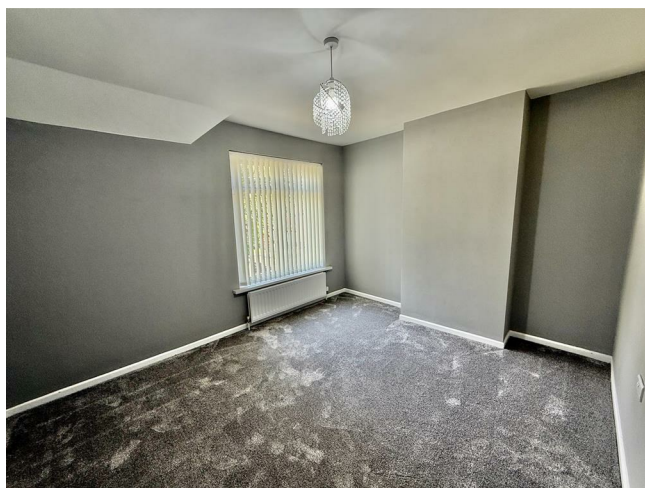
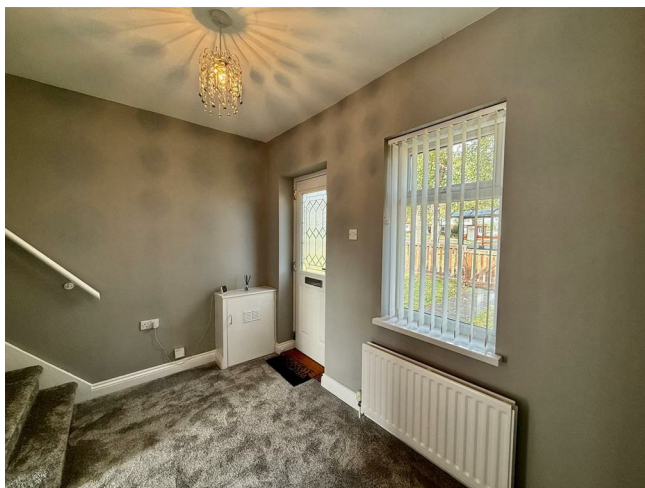
24 The Drive, Felling, Gateshead, Tyne & wear, NE10 9UE

Offers Over £155,000



Key features

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- GREAT FAMILY HOME
- NO ONWARD CHAIN
- SPACIOUS GARDENS
- OFF STREET PARKING
- CLOSE TO BUS AND TRANSPORT LINKS
- MODERN FITTED KITCHEN
- LOUNGE / DINING ROOM
- AVAILABLE NOW TO VIEW



Description

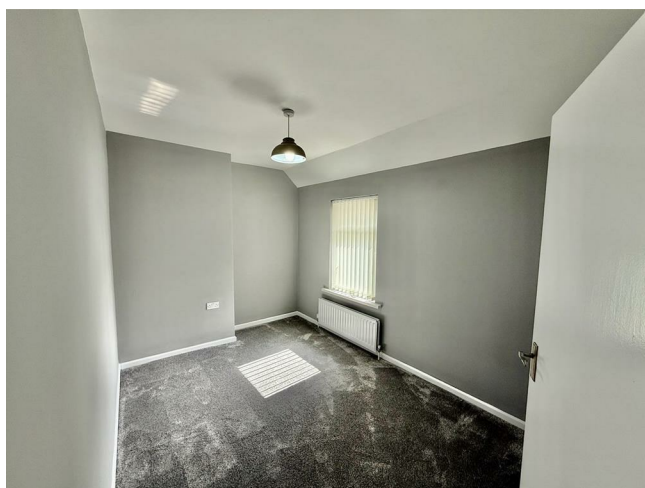
The Drive, Felling, Gateshead, this charming semi-detached house offers a wonderful opportunity for families and first-time buyers alike. Built between 1960 and 1969, the property boasts a classic design that combines comfort with practicality.

The home features three well-proportioned bedrooms, providing ample space for relaxation and rest. The single reception room is a welcoming area, perfect for entertaining guests or enjoying quiet evenings with family. The property also includes a conveniently located bathroom, ensuring that daily routines are both efficient and comfortable.

One of the standout features of this property is the off-street parking, accommodating one vehicle, which is a valuable asset in this bustling area. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

The location is particularly advantageous, with excellent bus and transport links nearby, making commuting and exploring the surrounding areas a breeze. Families will appreciate the proximity to local schools, ensuring that educational needs are easily met.

In summary, this semi-detached house on The Drive presents a fantastic opportunity to secure a lovely family home in a well-connected and vibrant community. With its spacious bedrooms, convenient amenities, and excellent transport links, this property is not to be missed.



ENTRANCE HALL

LOUNGE
19 4 x 13

KITCHEN
10 3 x 7 2

FIRST FLOOR LANDING

BEDROOM ONE
13 x 10 8

BEDROOM TWO
12 10 x 8

BEDROOM THREE
10 4 x 7 5

BATHROOM
10 4 x 4 6







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.

The Drive



Total Area: 87.9 m² ... 946 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

72

84

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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