



FOR SALE

365 Rectory Road, Bensham, Gateshead, NE8 4SR

Offers Over £210,000



- No Onward Chain
- Original Features
- Stylish Family Bathroom
- Accommodation Across Three Floors
- Low Maintenance Rear Garden
- Short Walk To Saltwell Park
- Two Reception Rooms
- Modern Fitted Kitchen
- Four Double Bedrooms
- Excellent Size Wet-Room With Walk In Shower

THE PROPERTY

A deceptive mid terrace family home offering spacious accommodation over three levels, situated just a short walk from Saltwell Park..

Bell Estate Agents are delighted to welcome to the market this excellent size family home with original features running throughout, situated on the popular Rectory Road at the Saltwell end. The internal accommodation briefly comprises of an entrance hallway with solid wood floor and stairs to the first floor. Two welcoming reception rooms with original coving and roses provided relaxing spaces for unwinding at the end of the day. One of which also has french doors providing external access, ideally suited to entertaining. Completing the ground floor is a modern kitchen with central island and a range of base/wall units for storage along with some integrated appliances. Stepping upstairs to the first floor there are two stylish bathrooms, one providing a walk-in-shower and the other offering an on trend modern free standing bath. There are three bedrooms to this level two of which are double size rooms. There is a further staircase from the landing providing access to the top floor. Completing the properties ample the layout is the second floor which offers two further double bedrooms with views the front aspect.

Externally there is a small front garden and a low maintenance rear garden with a tiled patio, space, astro grass and raised decking area ideally suited to enjoying the summer months. 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.



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	

