



## 36 Hyde Park Street, Gateshead, NE8 4QB

### Offers Over £89,950

An excellent size first floor flat situated within easy reach of Gateshead and Newcastle...

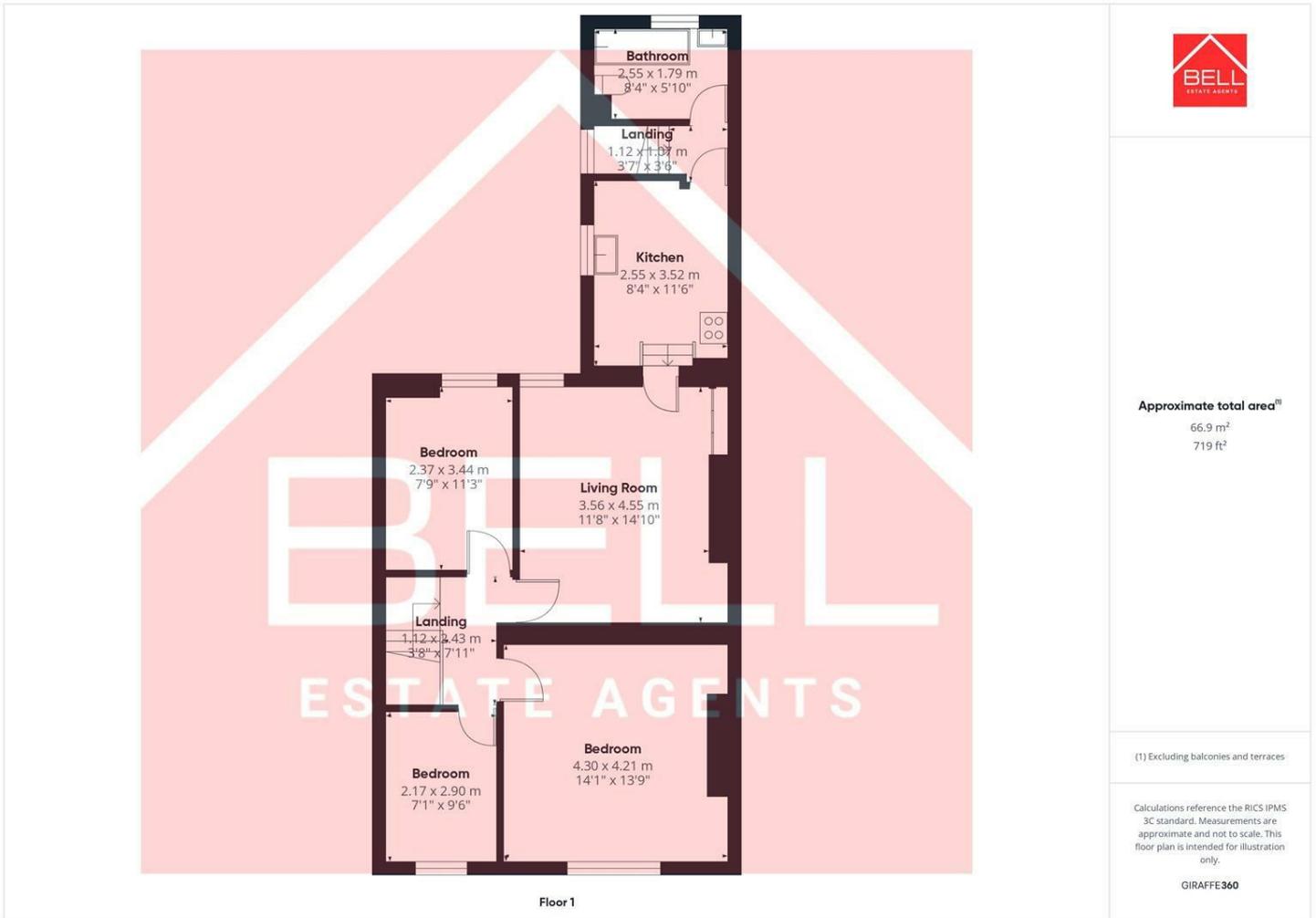
Bell Estate Agents are pleased to welcome to the market this excellent size first floor flat perfectly suited to first time buyers and investors. The internal accommodation briefly comprises of an entrance lobby with stairs to the first floor. leading on from the landing the property has three well proportioned bedrooms the largest of which has original features and could also be used as a second reception room. Completing the layout is a traditional lounge which leads through to a recently upgraded fitted kitchen and a modern white three piece family bathroom with shower over bath.

Externally there is an enclosed secure yard space with stairs down to it, accessed via the kitchen. Parking is available on-street to the front aspect. 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.



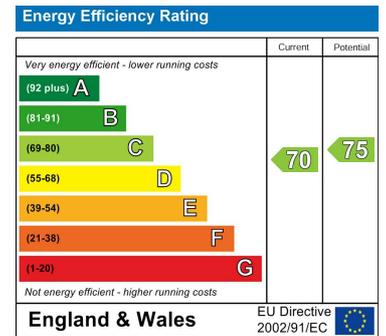
# Floor Plan



# Area Map



# Energy Efficiency Graph



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