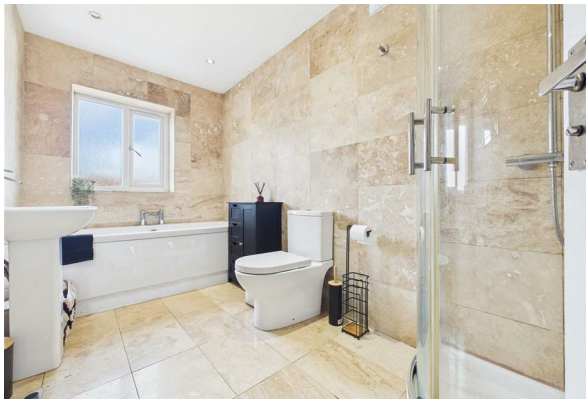
BELL
ESTATE AGENTS

FOR SALE



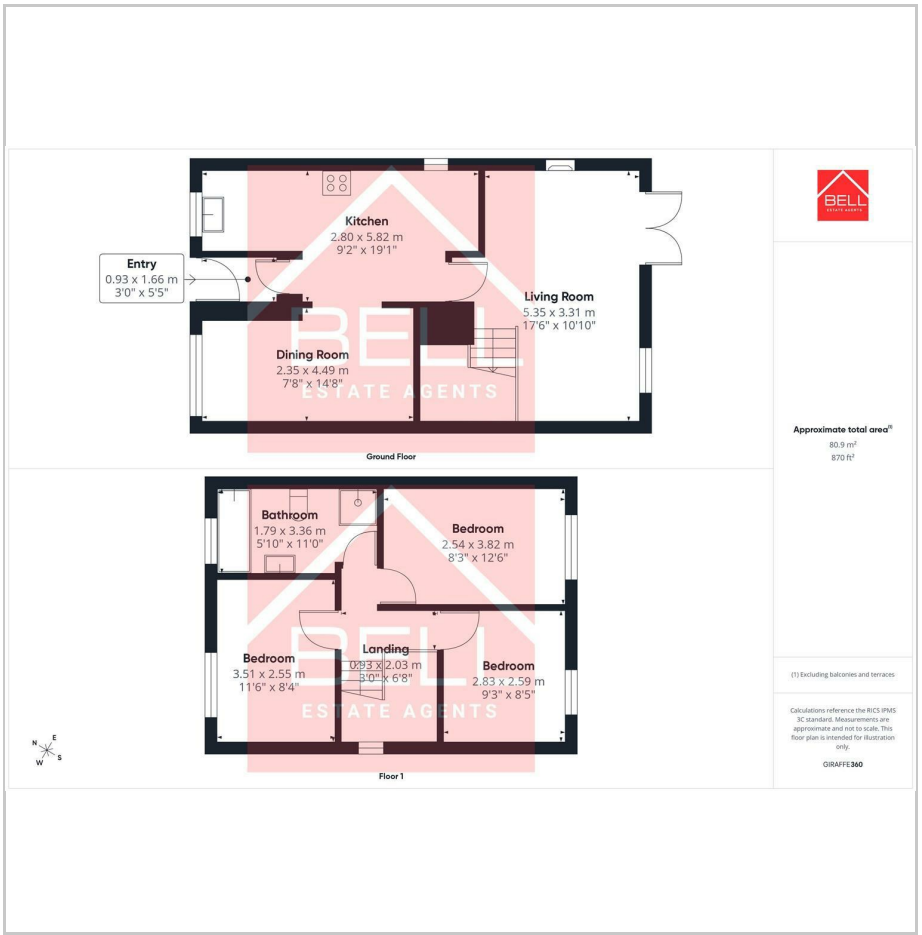




22 Sheriffs Close, Felling, Gateshead, NE10 9TW

Offers Over £205,000

- Attractive Three-Bedroom Home Ideal for First-Time Buyers
- Spacious and Bright Living Room with Access to Outside
- Generously Sized Kitchen with Ample Storage and Worktop Space
- Modern Family Bathroom with Stylish Neutral Tiling
- Perfect Starter Home for Young Couples and Growing Families
- Separate Dining Room Ideal for Family Meals and Entertaining
- Three Versatile Bedrooms Offering Space for a Growing Family
- Flexible Accommodation with Potential for a Home Office



THE PROPERTY

An attractive three-bedroom home offering spacious and versatile accommodation, perfect for first-time buyers, young couples and growing families looking to take their next step on the property ladder.

Situated within the popular Sheriffs Close development, this appealing property offers a fantastic combination of comfortable living space, practical accommodation and excellent potential to create a lovely family home. With three bedrooms, two reception rooms and a well-proportioned kitchen, the property provides considerably more flexibility than many traditional starter homes.

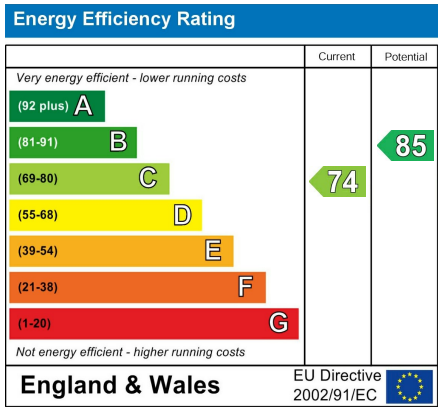
The ground floor opens into an entrance lobby leading to a generously sized kitchen, offering ample space for storage, food preparation and everyday cooking. The separate dining room provides an ideal setting for family meals and entertaining, with the flexibility to accommodate a variety of furniture arrangements.

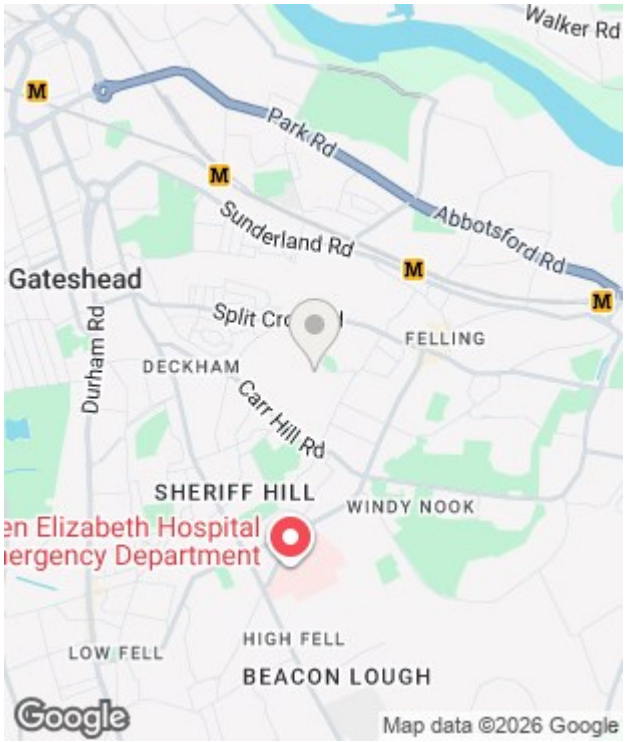
The spacious living room is a particularly attractive feature, offering plenty of room for relaxing and spending time together. Enjoying good natural light and direct access to the outside, this welcoming space is perfectly suited to modern family living.

Upstairs, the property continues to impress with three bedrooms, providing comfortable sleeping accommodation alongside the flexibility to create a nursery, children's bedroom or dedicated home office. The principal bedroom is a good-sized double, while the remaining bedrooms offer practical space for younger family members or visiting guests.

The family bathroom is finished with attractive neutral tiling and features a modern white suite comprising a bath, wash basin and WC.

Sheriffs Close enjoys a convenient position within Felling, Gateshead, with local shops, schools and everyday amenities within easy reach. Excellent transport connections provide convenient access to Gateshead, Newcastle City Centre and surrounding areas, making this an appealing location for commuters and families alike.





488 Durham Road, Gateshead, Tyne & Wear, NE9 6HU
Tel: 0191 491 4915 Email: info@bell-estateagents.co.uk