



FOR SALE

154 Rawling Road, Gateshead, NE8 4QT

Offers Over £79,950



- Bright and spacious first-floor flat with flexible three-bedroom layout
- Well-presented throughout with fresh, neutral décor
- Large galley kitchen with extensive worktops and fitted units
- Three well-proportioned bedrooms, including a versatile front room
- No onward chain and strong rental potential in a popular Gateshead location
- Ideal for first-time buyers, downsizers or investors
- Generous lounge/dining room filled with natural light
- Spacious bathroom with full-size bath and dual windows
- Gas central heating and double glazing
- Conveniently located for quick access to Gateshead and Newcastle transport links

## THE PROPERTY

A bright and spacious upper flat offering excellent value in a popular Gateshead location.

Rawling Road is a well-presented three-bedroom first-floor home with generous room sizes, fresh décor and flexible living space, making it ideal for first-time buyers, downsizers or investors. The property benefits from a practical layout measuring approximately 61.3 m<sup>2</sup> and is offered with no onward chain.

The private entrance leads to a light landing giving access to all rooms. The lounge/dining room sits at the centre of the home and provides a comfortable space for relaxing or entertaining. The sizeable galley kitchen offers extensive worktop space, fitted units, integrated cooking appliances and a pleasant outlook to the rear. The bathroom is larger than average and includes a full-size bath, wash basin, WC and two windows for natural light.

There are three well-proportioned bedrooms, including a generous front double room that could also be used as a second reception space, a bright mid-bedroom, and a third room ideal for a child's bedroom, guest room or study. Throughout, the flat features neutral décor, wood-effect flooring in several rooms and gas central heating.

With its spacious layout, fresh presentation and attractive price point, this property is ready for immediate occupation or letting and represents a strong opportunity in the local market.

Rawling Road is well placed for easy access to local shops, schools and transport links. Gateshead town centre, Newcastle City Centre, Saltwell Park and the Metrocentre are all within convenient reach, making the area popular with commuters and families.

