BELL
ESTATE AGENTS



FOR SALE



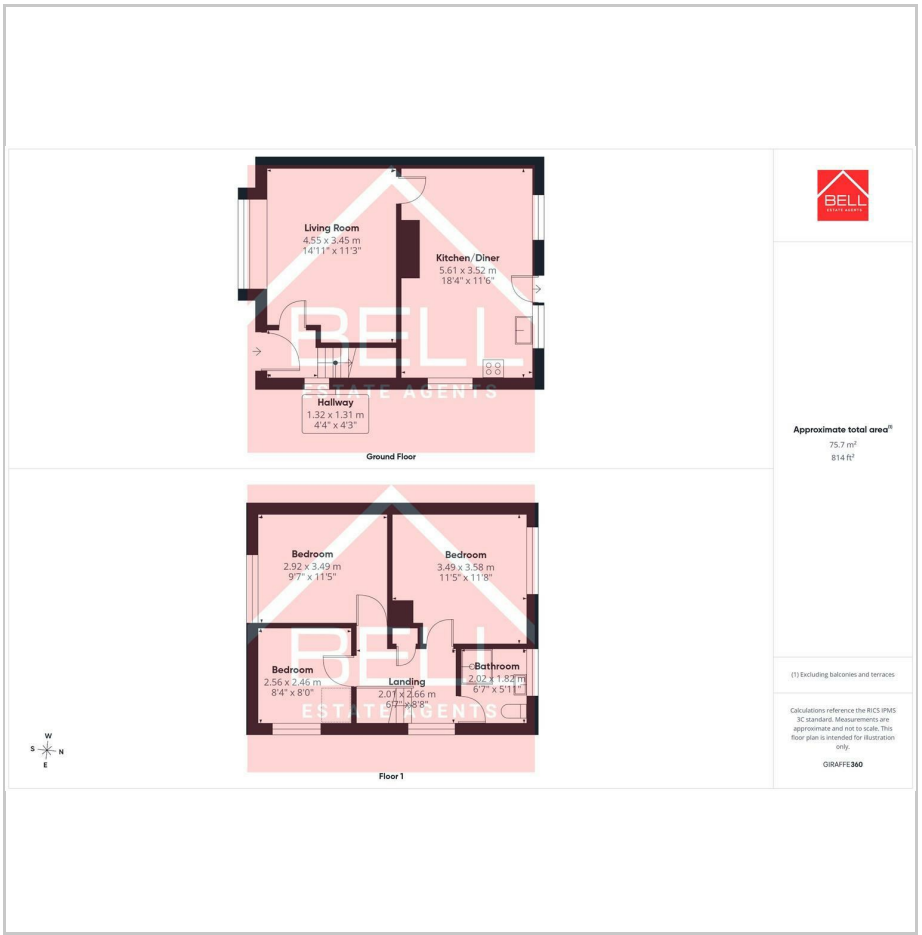




35 Sherburn Terrace, Gateshead, NE9 7AQ

Offers Over £89,950

- Fantastic Opportunity for a Full Refurbishment Project
- Ideal for Investors, Developers and Ambitious First-Time Buyers
- Spacious Accommodation with Plenty of Scope for Improvement
- Kitchen Offering the Opportunity for a Complete Redesign
- Competitively Priced Offering Excellent Value for Money
- Excellent Potential to Add Value Through Modernisation
- Generously Proportioned Lounge with Great Potential
- Relatively Recently Fitted Bathroom – A Welcome Bonus



THE PROPERTY

An exciting opportunity to create your dream home, offering fantastic potential and excellent value for money for buyers looking to take on a full refurbishment project.

Situated on Sherburn Terrace in Gateshead, this property presents an excellent opportunity for first-time buyers, investors and those seeking a rewarding renovation project. Requiring extensive modernisation throughout, the accommodation offers a blank canvas to create a stylish home tailored to individual tastes, with the added benefit of a relatively recently fitted bathroom.

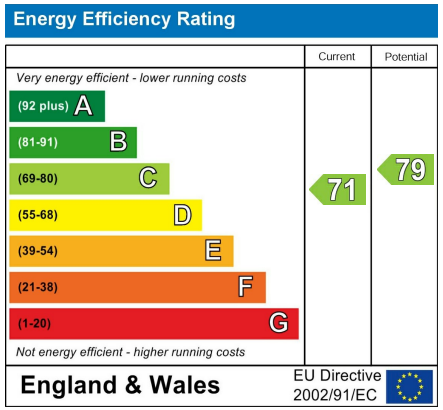
The ground floor accommodation begins with an entrance leading into the main reception room, a generously proportioned living space offering excellent potential to become a comfortable and welcoming lounge. The kitchen provides an opportunity for complete redesign and modernisation, allowing purchasers to create a practical and contemporary space with their preferred units, appliances and finishes.

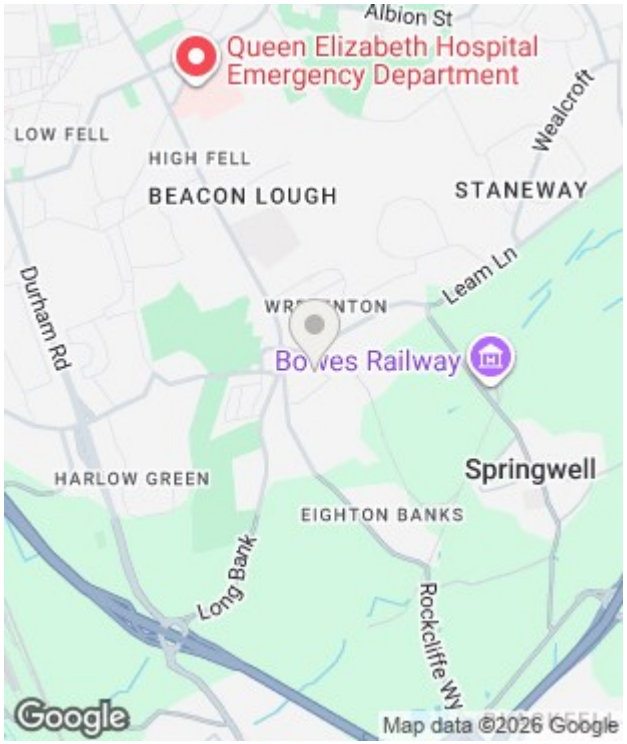
To the first floor, the bedrooms offer good potential for transformation, with scope for new flooring, decoration and updated fittings to create attractive and comfortable sleeping accommodation. The bathroom is a particularly welcome feature, having been updated more recently than the remainder of the property, offering a useful head start on the refurbishment programme.

Externally, the property offers further potential for improvement, allowing purchasers to enhance the outside space alongside the internal accommodation.

Whilst the property requires considerable investment and updating, this has been reflected in the competitive asking price, making it an appealing opportunity for buyers looking to add value through refurbishment. With the right vision, the accommodation could be transformed into a fantastic first home or an attractive investment property.

Sherburn Terrace is conveniently positioned for access to local shops, schools and everyday amenities, with transport connections towards Low Fell, Newcastle city centre.





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