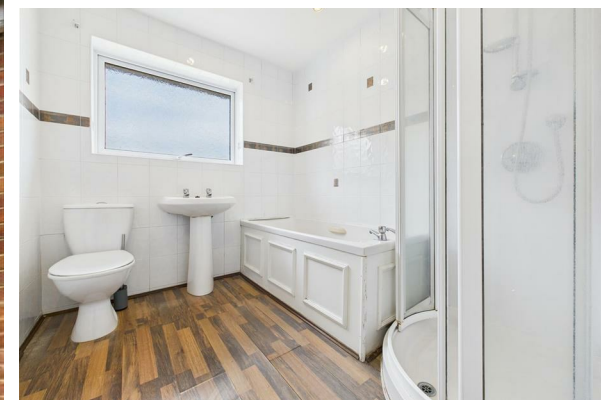




# FOR SALE

10 Penshaw View, Wardley, Gateshead, NE10 8BJ

Offers Over £160,000



- No Onward Chain
- Excellent Size Kitchen
- Garage/Driveway Parking
- Excellent Transport Links Via The Felling Bypass
- Modernisation Work Required
- Open Plan Lounge/Dining Room
- Family Bathroom With Shower Cubicle
- Gas Central Heating Via Combi-Boiler
- Enclosed Rear Garden
- Viewings Highly Recommended

## THE PROPERTY

An excellent size extended family home with open plan living situated in a popular cul-de-sac...

Bell Estate Agents are delighted to offer to the market this excellent size family home extended to the rear aspect. Situated in the popular cul-de-sac of Penshaw View. The internal accommodation briefly comprises of an entrance porch, spacious hallway leading into an excellent size open plan lounge/dining area. The properties kitchen has been extended to the rear and offers a range of solid wood wall/base units for storage. Completing the ground floor layout is a useful utility room which also provides access into the garage. To the first floor there are three well proportioned bedrooms and a large family bathroom with white three piece suite and separate shower cubicle.

Externally there is a lawned garden to the front aspect and an enclosed garden to the rear. Parking is provided via a single garage and block paved driveway. Viewings are highly recommended.

Wardley is a residential area in Gateshead, located around 4 miles (6.4 km) from Newcastle upon Tyne, 10 miles (16 km) from Sunderland, and 15 miles (24 km), The area has become a popular family location, made up of mainly privately-owned housing, with a number of local shops located on Keir Hardie Avenue, and a post office, which is situated on Lingey Avenue. A bar and brasserie, The Green, is located on Leam Lane, along with Heworth Golf Club.

