



6 Bondene Avenue, Gateshead, Tyne & Wear, NE10 0PQ

Offers Over £89,950



## Key features

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- DUAL ASPECT LOUNGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GREAT INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN
- VIEWING ADVISED



## Description

Located on Bondene Avenue in the vibrant area of Gateshead, this charming semi-detached house presents an excellent opportunity for those seeking a renovation project. The property boasts two spacious double bedrooms, providing ample room for relaxation and comfort. The well-proportioned reception room offers a welcoming space for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the generous gardens to both the front and rear, perfect for outdoor activities, gardening, or simply enjoying the fresh air. The potential to enhance and personalise these outdoor spaces adds to the appeal of this property.

Importantly, this home is offered with no onward chain, allowing for a smooth and efficient purchase process. Whether you are a first-time buyer looking to make your mark or an investor seeking a promising project, this semi-detached house on Bondene Avenue is a fantastic opportunity not to be missed. Embrace the chance to create your ideal living space in a desirable location.



ENTRANCE HALL

LOUNGE  
19'7 x 12'6

KITCHEN  
12'5 x 7'9

STAIRWAY/LANDING

BEDROOM ONE  
10'8 x 6'7

BEDROOM TWO  
8'3 x 7'4

W.C  
5'9 x 2'8

BATHROOM  
5'9 x 5'9





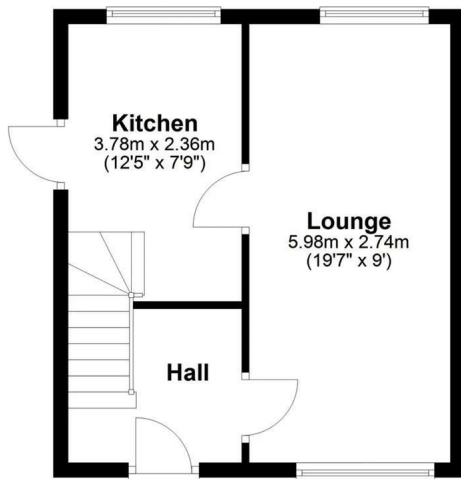


## EXTERNAL

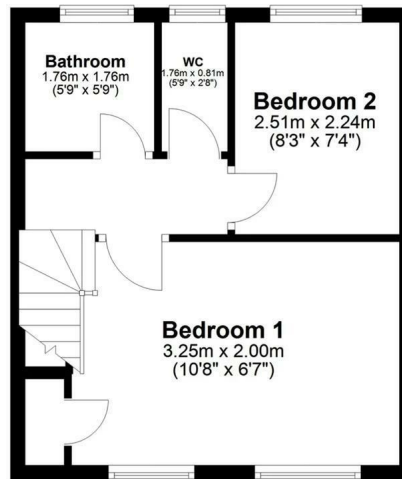
### DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

### Ground Floor



### First Floor



#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

212 High Street  
Gateshead  
Tyne And Wear  
NE8 1AQ  
0191 500 8 500  
info@carousestateagents.com  
<https://www.carousestateagents.com>

