



**Prime  
Property Associates**



**60 Old Durham Road  
, Gateshead, NE8 4BL**

**Offers In The Region Of £170,000**

# 60 Old Durham Road

, Gateshead, NE8 4BL



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- MID TERRACE HOUSE
- THREE DOUBLE BEDROOMS
- FULLY FURNISHED
- TWO BATHROOMS
- INVESTMENT OPPORTUNITY
- PARKING ON STREET
- RE-DECORATED THROUGHOUT
- CLOSE TO GATESHEAD + NEWCASTLE CENTRES

60 Old Durham Road is a stylish and fully refurbished three double bedroom mid-terrace home, offered for sale and ready to move straight into. The property benefits from an en-suite to the master bedroom, gas central heating, double glazing, off-street parking, and a private rear yard, making it a versatile and attractive purchase.

Set in a highly convenient location, the property provides excellent access to Gateshead town centre, Team Valley, the A1 motorway, and Newcastle city centre, making it ideal for professionals, families, and investors alike.

The internal layout is both practical and well presented. An entrance hallway leads into a comfortable and welcoming lounge, finished in a modern, neutral style. To the rear, there is a contemporary fitted kitchen with integrated appliances and space for dining, along with a ground floor family bathroom. Upstairs, the property offers three generous double bedrooms, including a master bedroom with en-suite shower room, providing flexibility for a range of buyers.

Externally, the home enjoys a small front garden and a low-maintenance rear yard, ideal for outdoor seating or additional storage.

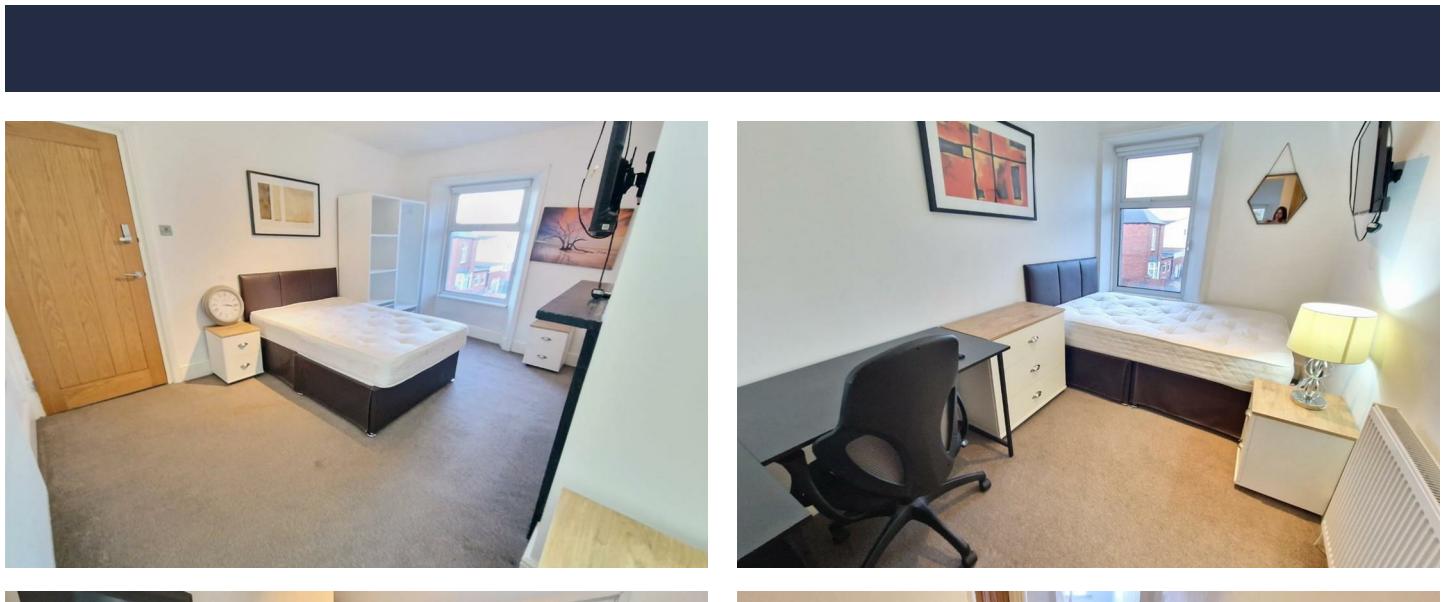
## Investment Potential:

Recently rented as a 3 bed Family home for £1295 pcm.

There is also potential to reconfigure the layout to create a four-bedroom HMO, with an estimated rental income of £2,000 per calendar month, subject to market conditions.

Whether you are looking for a quality home or a high-performing investment, this property offers space, condition, and flexibility in a sought-after location.

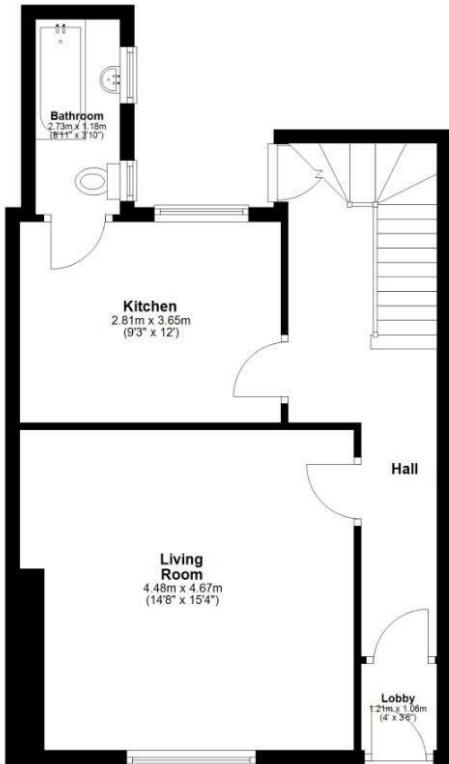
Early viewing is strongly recommended due to the standard of finish and broad appeal



## Floor Plan

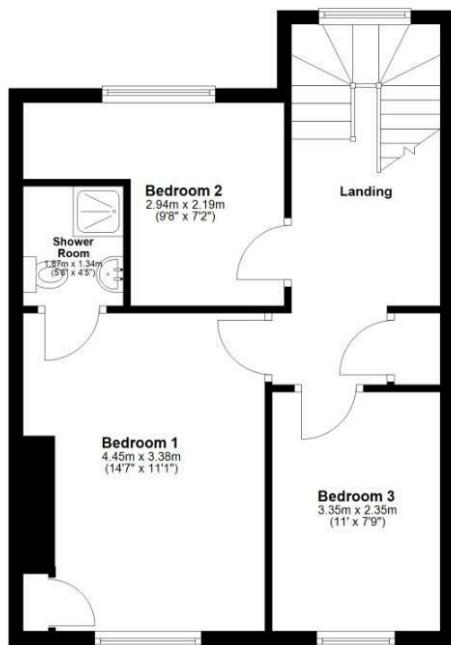
### Ground Floor

Approx. 48.7 sq. metres (524.1 sq. feet)



### First Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



Total area: approx. 94.2 sq. metres (1013.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

**60 Old Durham Road**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Biz Space, Amber Court William Armstrong Drive, Newcastle, Tyne and Wear, NE4 7YA  
Tel: 0191 2439231 Email: [info@prime-propertyassociates.co.uk](mailto:info@prime-propertyassociates.co.uk) [www.prime-propertyassociates.co.uk](http://www.prime-propertyassociates.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	