



43 The Drive, Felling, Gateshead, Tyne & Wear, NE10 9UE

Offers Over £150,000



Key features

- SEMI DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINER
- FITTED BATHROOM
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- PEDESTRIAL FRONTAGE
- NO ONWARD CHAIN



Description

The Drive, Felling, this charming semi-detached house presents an excellent opportunity for first-time buyers or those seeking a comfortable family home. Boasting three well-proportioned bedrooms, this property is designed to cater to the needs of modern living.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The layout is both practical and inviting, making it easy to envision your personal touch throughout the home. The property features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the delightful gardens at both the front and rear. These outdoor spaces provide a wonderful setting for enjoying the fresh air, gardening, or simply unwinding after a long day.

The location is particularly advantageous, with local schools nearby, making it an ideal choice for families. Additionally, the excellent bus and transport links ensure that commuting to nearby areas is both easy and efficient.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are starting your journey into homeownership or looking for a new place to settle, this semi-detached house on The Drive is a fantastic option that should not be missed.



ENTRANCE HALL

LOUNGE
15'7 x 15'3

KITCHEN/DINER
18'7 x 8'11

FIRST FLOOR LANDING

BEDROOM ONE
12'5 x 10'10

BEDROOM TWO
12 x 10

BEDROOM THREE
8'11 x 7'5

BATHROOM
6'10 x 5'5







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.

The Drive



Ground Floor

First Floor

Total Area: 78.5 m² ... 845 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

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

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85

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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