



3 Felton Crescent, Gateshead, Tyne & Wear, NE8 4SQ

Offers Over £295,000



Key features

- SEMI DETACHED HOUSE
- FOUR BEDROOMS
- OPEN PLAN KITCHEN DINING
- SEPERATE UTILITY
- FITTED BATHROOM
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- WALKING DISTANCE TO SALTWELL PARK
- OFF ROAD PARKING
- VIEWING ADVISED



Description

Positioned in the sought-after area of Felton Crescent, Gateshead, this charming semi-detached house presents an excellent opportunity for families and individuals alike. Boasting four well-proportioned bedrooms, including a convenient bedroom located on the ground floor, this property is designed to accommodate a variety of living arrangements.

The heart of the home features a welcoming reception room, perfect for relaxation and entertaining guests. The layout is both practical and inviting, ensuring that every corner of the house is utilised effectively. The property also includes a family bathroom, catering to the needs of a busy household.

One of the standout features of this residence is its proximity to the beautiful Saltwell Park, which is just a short walk away. This lovely park offers a serene escape from the hustle and bustle of daily life, making it an ideal spot for leisurely strolls, picnics, or family outings.

Additionally, the property provides parking for one vehicle, adding to the convenience of living in this desirable location. With its blend of comfort, space, and accessibility, this semi-detached house is a fantastic choice for those looking to settle in a vibrant community. Don't miss the chance to make this delightful home your own.



ENTRANCE HALL

14'9 x 6'2

LOUNGE

16'1 x 12'4

KITCHEN/DINING

20'5 x 11'9

UTILITY

9'4 x 6

BEDROOM FOUR/PLAYROOM

12'5 x 10'5

LANDING

BEDROOM ONE

16'2 x 10'8

BEDROOM TWO

12'7 x 10'9

BEDROOM THREE

8'5 x 8







BATHROOM

7'11 x 7'11

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.

3 Felton Crescent



Ground Floor

First Floor

Total Area: 103.7 m² ... 1116 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating

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

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Environmental Impact (CO₂) Rating

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

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