



10 Fosse Terrace, Gateshead, NE9 5QL

Offers Over £110,000

- No Onward Chain
- Two Double Bedrooms
- Useful Utility Room
- Generous Size Conservatory To The Rear
- Awaiting EPC Rating
- Corner Plot
- Gated Off-Street Parking
- Modern Fitted Kitchen
- Excellent Size Rear Garden
- Viewings Highly Recommended

## THE PROPERTY

An excellent opportunity for first time buyers, situated on a corner plot with an excellent size rear garden and gated off-street parking...

Situated on a generous size corner plot this deceptively spacious starter family home should appeal to a range of buyers. The internal accommodation briefly comprises of an entrance lobby leading to useful utility room, modern fitted kitchen and welcoming lounge/dining room with feature fireplace. Completing the layout to this floor is a large conservatory situated at the rear of the property providing external access via french doors and doubling up as a useful additional reception space. Moving upstairs to the first floor the property has two well proportioned bedrooms, the largest of which is ample size double room with walk-in-wardrobe. A fully tiled shower-room completes this floor offering an excellent size shower, WC and basin with storage.

Externally there is a gated paved driveway to the front aspect providing parking for multiple vehicles. To the side and rear is a large mainly lawned garden, with mature trees/shrubbery and well stocked mature borders. Viewings are recommended at your earliest convenience as we are expecting high levels of interest.

Gateshead is a vibrant town renowned for its cultural and historical attractions. Key facilities include the modern Sage Gateshead, a renowned music and conference venue, and the Baltic Centre for Contemporary Art. The town is also home to the Metrocentre, one of the largest shopping centres in Europe, offering a wide range of retail and dining options. Gateshead is well-connected with excellent transport links. The Tyne and Wear Metro system provides frequent and efficient travel to nearby Newcastle and other areas. The town is also served by major road networks, including the A1(M) motorway, facilitating easy access by car.



### 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

