



# FOR SALE

149 Knightside Gardens, Gateshead, NE11 9RP

Offers Over £115,000



- Well-proportioned two-bedroom end-terrace property
- New combi-boiler installed 2023
- Fitted kitchen with a practical layout and garden access
- Re-Wired in 2022
- End-terrace position with open outlook to the front
- Excellent opportunity to refurbish
- New Roof 2022
- Two well-proportioned bedrooms, including a generous main double
- Private rear garden, mainly laid to lawn, with scope for landscaping
- Convenient location for Whickham, Team Valley & transport links

## THE PROPERTY

A fantastic opportunity for first-time buyers or investors to purchase a well-proportioned two-bedroom end-terrace home, offering excellent potential and priced attractively to reflect the need for refurbishment.

This two-bedroom semi-detached property provides generous internal space and a solid layout, making it an ideal project for buyers looking to add value or investors seeking a strong rental prospect. The ground floor briefly comprises an entrance hallway leading through to a spacious living room, offering ample room for lounge furniture and benefiting from good natural light. To the rear is a fitted kitchen with a range of units and worktop space, providing a functional layout with direct access to the rear garden. While the property would benefit from updating, the space on offer allows for modernisation to suit individual tastes. To the first floor, there are two well-sized bedrooms, including a generous main double bedroom and a second bedroom ideal for a guest room, home office or child's room. The bathroom is fitted with a three-piece suite comprising a bath with overhead shower, WC and wash basin. The first floor layout is practical and well balanced for a property of this type.

Externally, the property benefits from a private rear garden, mainly laid to lawn, offering excellent outdoor space with potential for landscaping. To the front, there is an open grassed area with pedestrian access.

The property requires refurbishment and has been priced accordingly, offering an excellent opportunity for buyers to improve and add value. The central heating system via combi-boiler was replaced 2023. The property was also re-wired and had a new roof in 2022.

Knightside Gardens is well positioned for access to Whickham and its range of local amenities, including shops, cafés, schools and leisure facilities. The property is also conveniently located for the Team Valley, making it ideal for commuters, and falls within the catchment area for Emmanuel College.

