



78 Rose Street, Teams, Gateshead, Tyne & Wear, NE8 2LT

Asking Price £115,000



Key features

- THREE BEDROOM SEMI DETACHED
- MODERN FITTED KITCHEN
- THREE GOOD SIZE BEDROOMS
- WELL PRESENTED SHOWER ROOM
- MODERN NEUTRAL DECOR THROUGHOUT
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- LOW MAINTENANCE GARDENS
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES



Description

Rose Street in Teams, Gateshead, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The layout includes a welcoming reception room, perfect for relaxation or entertaining guests.

One of the standout features of this home is the convenient downstairs shower room, which adds practicality to daily routines. The property is further enhanced by lovely gardens to both the front and rear, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the fresh air.

Location is key, and this residence is ideally situated within walking distance to the popular Staiths Cafe, where you can indulge in delightful refreshments while enjoying the scenic views of the surrounding area.

This semi-detached house is not just a home; it is a lifestyle choice, offering a blend of comfort, convenience, and community. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to make this charming house your new home.



ENTRANCE HALL

LOUNGE

17'10 x 13'8

KITCHEN

11'5 x 9'11

SHOWER ROOM

8'6 x 5'11

LANDING

BEDROOM ONE

12'1 x 10'6

BEDROOM TWO

11'7 x 8'8

BEDROOM THREE

8'1 x 7







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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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	

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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