



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

Offers Over £290,000



## 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
- GARDENS TO FRONT AND REAR



## 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

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### 3 Felton Crescent



**Ground Floor**

**First Floor**

Total Area: 103.7 m<sup>2</sup> ... 1116 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

#### Energy Efficiency Rating

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

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#### Environmental Impact (CO<sub>2</sub>) Rating

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

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