

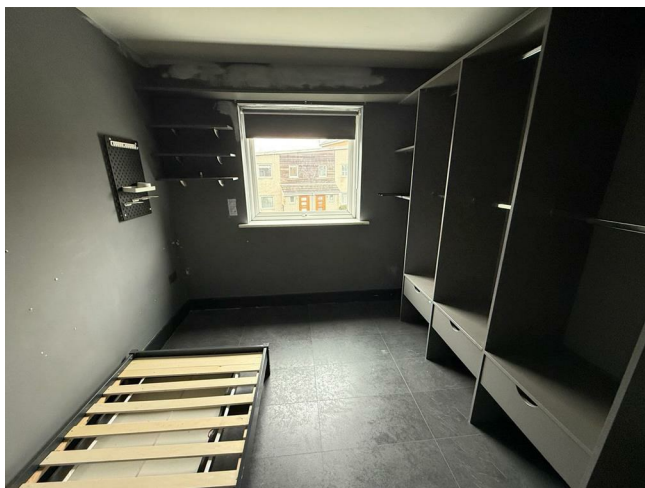


2 Tynemouth Pass, Staiths, Gateshead, Tyne & Wear, NE8 2GY  
Offers In The Region Of £210,000



## Key features

- OPEN PLAN LIVING
- END TERRACED
- POPULAR RESIDENTIAL ESTATE
- RIVERSIDE LOCATION
- NO ONWARD CHAIN
- THREE BEDROOMS
- DOWNSTAIRS CLOAKS
- ENCLOSED REAR GARDEN
- OFF STREET PARKING/ELECTRIC CHARGING POINT
- AVAILABLE NOW TO VIEW



## Description

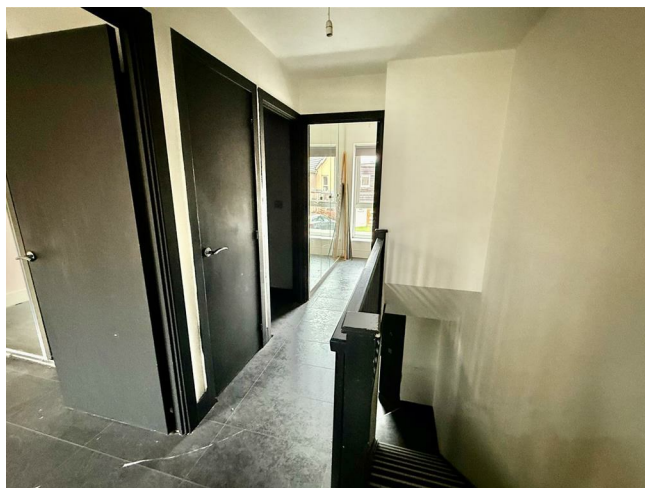
Located in the desirable Tynemouth Pass, Staiths, Gateshead, this charming end-terraced house presents an excellent opportunity for families seeking a welcoming home. The property boasts a modern design while offering the warmth and comfort of a family residence.

With three well-proportioned bedrooms, this home provides ample space for family living or for those who enjoy having guests. The single reception room is a perfect setting for relaxation or entertaining, creating a lovely atmosphere for family gatherings. The property also features a conveniently located bathroom, ensuring practicality for everyday life.

One of the standout features of this property is its location. Situated in a sought-after estate, it is just a stone's throw away from the picturesque riverside, ideal for leisurely walks or enjoying the natural beauty of the area. The end-terraced position offers added privacy and a sense of space, making it a perfect choice for families.

Additionally, the property comes with parking for one vehicle with electric charging point, a valuable asset in this charming neighbourhood. Being chain-free, this home is ready for you to move in without the hassle of lengthy waiting periods.

In summary, this delightful end terraced house in Tynemouth Pass is a fantastic family home, combining modern living with a prime location. Whether you are a first-time buyer or looking to settle down in a peaceful community, this property is not to be missed.



ENTRANCE HALL

3 11 x 8

DOWNSTAIRS CLOAKS W.C

2 9 x 5 6

LOUNGE AREA

22 4 x 16 02

KITCHEN AREA

FIRST FLOOR

BEDROOM ONE

9 6 x 12 3

TO THE REAR

BEDROOM TWO

10 x 10

TO THE FRONT

BEDROOM THREE

7 2 x 6 10

TO THE FRONT







## BATHROOM

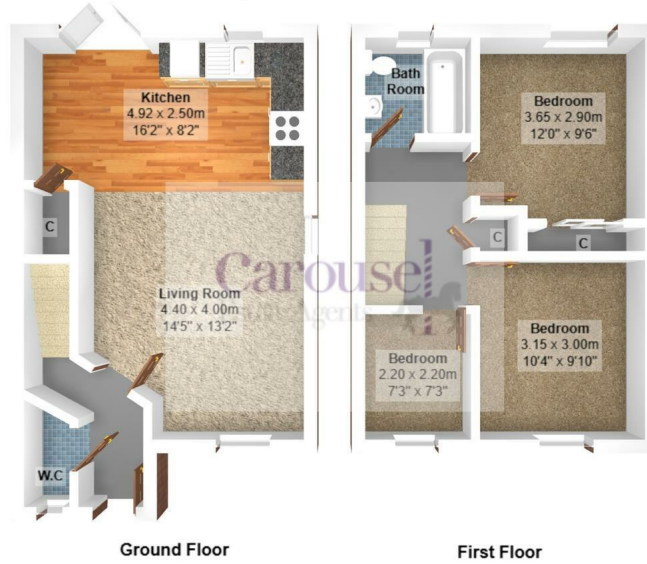
5 6 x 6

## EXTERNAL

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## Tynemouth Pass



Total Area: 71.9 m<sup>2</sup> ... 774 ft<sup>2</sup>

All measurements are approximate and for display purposes only

### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (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>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

79

90

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

|                                                                 | Current                 | Potential |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

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