



81 Durham Road, Gateshead, NE8 4AP

Asking Price £240,000



## Key features

- MID TERRACED HOUSE
- THREE SEPERATE FLATS WITHIN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- WALKING DISTANCE TO CITY CENTRE
- GREAT INVESTMENT OPPORTUNITY
- NO ONWARD CHAIN
- VIEWING ADVISED



## Description

Located on Durham Road in the vibrant area of Gateshead, this mid-terraced house presents a unique opportunity for those seeking a versatile property. Comprising three separate flats, this residence is ideal for investors or families looking for ample living space.

The property boasts five well-proportioned bedrooms, providing plenty of room for relaxation and privacy. With three reception rooms, there is an abundance of space for entertaining guests or enjoying family time. The three bathrooms ensure convenience for all occupants, making daily routines effortless.

Situated within walking distance to the city centre, residents will benefit from easy access to a plethora of shops, restaurants, and cultural attractions. Additionally, the proximity to local amenities enhances the appeal of this property, ensuring that everything you need is just a stone's throw away.

One of the standout features of this home is the absence of an onward chain, allowing for a smoother and quicker transaction process. Whether you are looking to invest or create a family home, this property offers a fantastic opportunity in a sought-after location. Do not miss the chance to explore the potential this terraced house has to offer.



COMMUNAL ENTRANCE

81 A

LOUNGE 81A

17'7 x 13'11

KITCHEN 81A

11'6 x 7'3

BEDROOM ONE 81A

12 x 8'7

BEDROOM TWO 81A

9'7 x 7'11

BATHROOM 81A

8'7 x 4'11

81B

LOUNGE 81B

14'6 x 11'9

KITCHEN 81B

9'6 x 7'9

BEDROOM ONE 81B

14'11 x 8'7

BEDROOM TWO 81B

14'8 x 6'8







#### BATHROOM

7'9 x 5'7

81C

#### LOUNGE 81C

13'10 x 12

#### KITCHEN 81C

13'1 x 6'6

#### BEDROOM 81C

13'9 x 6'7

#### BATHROOM 81C


7'8 x 5'3

#### EXTERNAL


#### DISCLAIMER SALES

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### 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>		<b>79</b>
(55-68) <b>D</b>	<b>64</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	

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

	Current	Potential
<i>Very environmentally friendly - lower CO2 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 CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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