



66 Westbourne Avenue, Bensham, Gateshead, Tyne & Wear, NE8 4NP

Offers Over £90,000



Key features

- GROUND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- MODERN SHOWER ROOM
- NEUTRAL DECOR WITH PERIOD FEATURES
- WALKING DISTANCE TO SALTWELL PARK
- PRIVATE YARD
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS



Description

Situated on Westbourne Avenue, Bensham, Gateshead, we offer to the sales market this delightful ground floor flat. With two spacious double bedrooms, this property is ideal for couples, small families, or investors alike.

As you enter, you will be greeted by a welcoming reception room that exudes warmth and character, showcasing the flat's original Victorian features. There is a The large shower room is well presented and modern.

One of the standout aspects of this property is its proximity to the beautiful Saltwell Park, a perfect spot for leisurely strolls, picnics, or simply enjoying the outdoors. The surrounding area boasts a friendly community atmosphere, with local amenities and transport links easily accessible, making it a practical choice for those commuting or exploring the vibrant culture of Gateshead and nearby Newcastle.

This terraced house presents an excellent opportunity for anyone looking to embrace a comfortable lifestyle in a sought-after location. With its blend of period charm and modern convenience, this property is not to be missed. Come and experience the unique character and inviting atmosphere that this lovely flat has to offer.



ENTRANCE HALL

18'3 x 4

LOUNGE

13 x 12'11

KITCHEN

10 x 7'5

BEDROOM ONE

13'8 x 10'4

BEDROOM TWO

11'11 x 8

SHOWER ROOM

7'7 x 5'4

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.



Total Area: 61.9 m² ... 666 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	71	77
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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