



83 Durham Road, Gateshead, Tyne & Wear, NE8 4AP

Asking Price £210,000



Key features

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



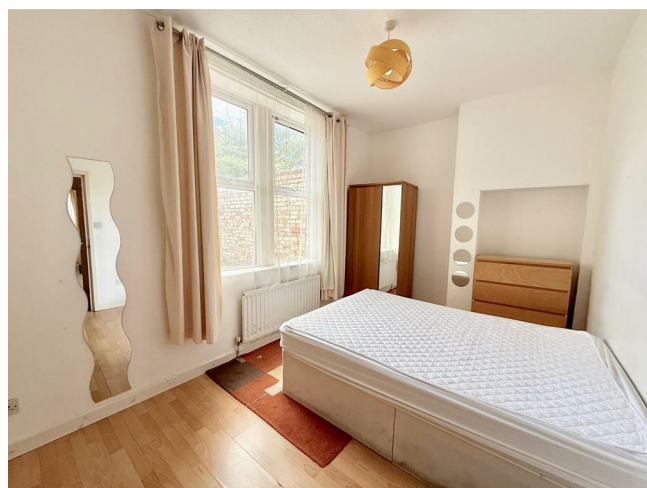
Description

Nestled on Durham Road in Gateshead, this remarkable detached end-terraced house presents a unique opportunity for both investors and homeowners alike. The property is thoughtfully divided into three separate flats, each offering its own distinct living space, making it an ideal choice for those seeking rental income or a multi-generational living arrangement.

With high potential for further development or refurbishment, this property invites your creative vision to enhance its already appealing features. Its prime location ensures that you are just a stone's throw away from the vibrant city centre, providing easy access to a wealth of amenities, including shops, restaurants, and public transport links.

One of the standout advantages of this property is the absence of an onward chain, allowing for a smoother and more efficient purchasing process. Whether you are looking to invest in a promising rental property or seeking a spacious family home with the flexibility of additional flats, this house on Durham Road is a rare find.

Do not miss the chance to explore the possibilities that this property has to offer. With its strategic location and potential for growth, it is sure to attract considerable interest.



83A

LOUNGE 83 A

17'5 x 15'9

KITCHEN 83 A

11'4 x 6'5

BEDROOM ONE 83 A

14'7 x 18'9

BEDROOM TWO 83 A

9'8 x 7'8

BATHROOM 83 A

10'4 x 5'1

83B

LOUNGE 83 B

14'6 x 13'5

KITCHEN 83 B

11'7 x 7'9

BEDROOM ONE 83 B

14'6 x 7'11

BEDROOM TWO 83 B

11'5 x 9'1

BATHROOM 83 B

9'1 x 4'11







83C

LOUNGE 83 C

16'9 x 13'5

KITCHEN 83 C

9'11 x 9'6

BEDROOM 83 C

7'9 x 5

BATHROOM 83 C

13'2 x 8'2

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		
(69-80) C		
(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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