



61 Queen Elizabeth Avenue, Gateshead, Tyne & Wear, NE9 6RE

Offers Over £125,000



Key features

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- FITTED WETROOM
- SEPERATE W.C
- GARDENS TO FRONT AND REAR
- WALKING DISTANCE TO QE HOSPITAL
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- NO ONWARD CHAIN



Description

Located on the desirable Queen Elizabeth Avenue in Gateshead, this charming semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The modern kitchen is well-equipped, making it a delightful space for culinary enthusiasts to create and entertain.

The inviting reception room offers a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in. The layout of the house is practical and functional, ensuring that every corner is utilised effectively.

One of the standout features of this property is its prime location. Situated within walking distance to the Queen Elizabeth Hospital, it is ideal for healthcare professionals or anyone who values convenience. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This semi-detached house is not just a property; it is a place where memories can be made. With its modern amenities and excellent location, it is a must-see for anyone looking to settle in Gateshead. Don't miss the chance to make this lovely house your new home.



ENTRANCE HALL

LOUNGE

20'8 x 11'11

KITCHEN

12'5 x 8'4

W.C.

4'11 x 2'7

BEDROOM ONE

13'4 x 10'8

BEDROOM TWO

11'10 x 11'2

WETROOM

8'4 x 6'1

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.

Queen Elizabeth Avenue



Ground Floor

First Floor

Total Area: 67.6 m² ... 728 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	85
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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