



73 Iona Road, Carr Hill, Gateshead, Tyne & Wear, NE10 9TA

Asking Price £105,000



Key features

- TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- LOFT ROOM
- CONSERVATORY
- FITTED KITCHEN
- GAS CENTRAL HEATING
- UPVC DOUBLE CLAZING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



Description

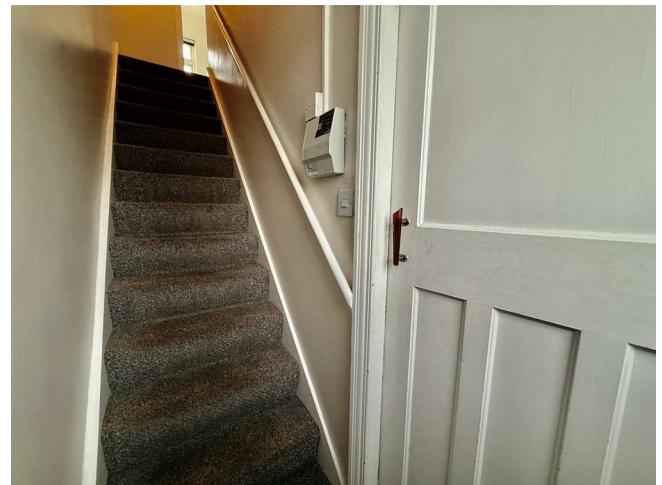
A spacious terraced house on Iona Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The open plan kitchen is a standout feature, designed to maximise space and functionality, making it a joy for those who love to cook and dine. The layout encourages a sociable environment, allowing for easy interaction with family and friends.

In addition to the two bedrooms, the property boasts a versatile loft room, which can be utilised as a home office, playroom, or additional storage space, catering to your personal needs. The bathroom is conveniently located, ensuring practicality for everyday living.

One of the key highlights of this property is its excellent transport links, making commuting to nearby areas a breeze. Whether you are heading to the bustling city centre or exploring the beautiful surrounding countryside, you will find that accessibility is a significant advantage of this location.

This terraced house on Iona Road is not just a home; it is a lifestyle choice, offering comfort, space, and convenience in a sought-after area. With its appealing features and prime location, this property is sure to attract interest from a variety of buyers. Do not miss the opportunity to make this charming house your new home.



ENTRANCE HALL

LOUNGE

15 x 11'5

KITCHEN

10'5 x 10

UTILITY

6'8 x 4'3

DOWNSTAIRS W.C.

4'3 x 3'5

CONSERVATORY

9'6 x 9'1

LANDING

BEDROOM ONE

14'6 x 11'6

BEDROOM TWO

9 x 8'5







BATHROOM

7'11 x 5'4

LOFT ROOM

15'5 x 12'11

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	57	79
(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 (CO ₂) 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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