



TO LET

Andrew Craig



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12 Fell Road, Gateshead, NE9 7RP

£99,950



## Directions

## THE PROPERTY

Situated on Fell Road in the ever-popular Springwell Village, this semi-detached home offers excellent potential for buyers looking to create their ideal family property.

The accommodation briefly comprises: An entrance hallway leading to a spacious lounge and a separate dining room, alongside a kitchen. To the first floor there are three generous double bedrooms and a family shower room.

Externally, the property benefits from gardens to both the front and rear, a driveway providing convenient off-street parking and an integral garage.

Properties on Fell Road rarely come to the market, making early viewing highly recommended to fully appreciate the potential this home has to offer.

Property details provided by Andrew Craig  
EPC rating: E  
Council Tax Band: B  
Tenure: Freehold

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## SITUATION