



### 3 bed detached house to buy in

First Street, Gateshead, Tyne and Wear,  
NE8 2US

**£220,000** Starting Bid

 x 3  x 2  x 2

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ ONLINE AUCTION Fee's Apply
- ✓ Three bedroom
- ✓ Detached house
- ✓ Garden to front and rear
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

This charming, recently refurbished 3-bedroom detached house for sale is located in the heart of Gateshead, a highly sought-after area. It presents a fantastic opportunity for both families and professionals, combining traditional and modern living perfectly.

Upon entering, you are greeted by a spacious hallway that leads to cloakroom W/C and two generously sized reception rooms. These areas are ideal for relaxation and entertainment, featuring large windows that allow an abundance of natural light to fill the space.

The property offers three bedrooms, making it perfect for a growing family.

The kitchen is equipped with modern appliances and ample counter space, making meal preparation easy. A dining area conveniently adjacent to the kitchen allows for effortless serving and an enjoyable dining experience.

This home also benefits from sleek and modern bathrooms, carefully designed for optimal comfort.

Externally, the property features off-street parking and a delightful rear garden, perfect for summer barbecues or simply enjoying a relaxing afternoon outdoors in pleasant weather.

If proximity to local amenities is important in your property search, this house will not disappoint, as it is conveniently located just a short distance from shops, schools, and public transport links.

In summary, this elegant detached house is more than just a home; it's a lifestyle. It is a gem not to be missed, thanks to its fantastic features, unbeatable location, and clear potential to be the dream home you've been waiting for. Don't hesitate—call us at Pattinson Estate Agents to arrange a viewing!

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £220,000

Property Type: Detached House

Parking: Driveway & Garage

Heating: Gas

## Hallway

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### Cloakroom W/C



### Lounge

3.94m x 4.65m (12'11" x 15'3")



### Dining room

2.49m x 3.01m (8'2" x 9'10")



### Kitchen

4.91m x 3.53m (16'1" x 11'6")



### Conservatory

2.45m x 3.11m (8'0" x 10'2")

### Landing

## Master bedroom

2.82m x 3.60m (9'3" x 11'9")



## Bedroom two



## Bedroom three

2.09m x 2.25m (6'10" x 7'4")



## Bathroom



## Garage

2.52m x 5.09m (8'3" x 16'8")



## Front garden and driveway

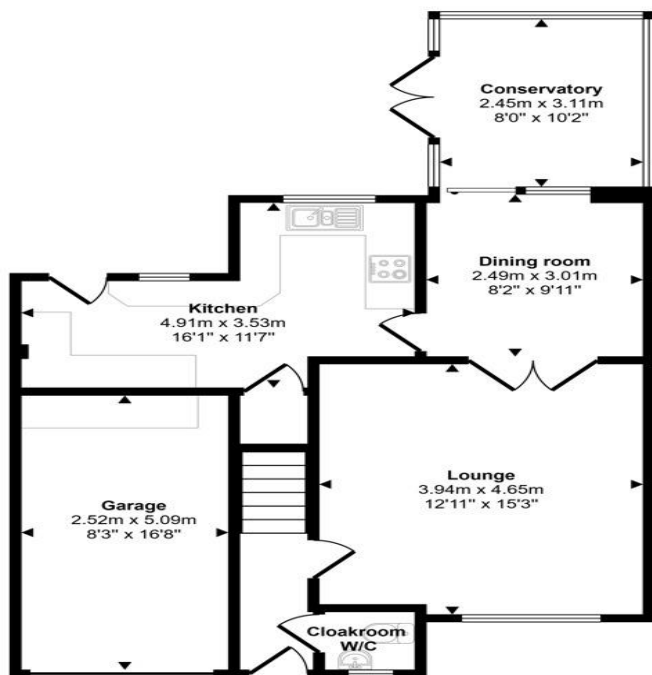


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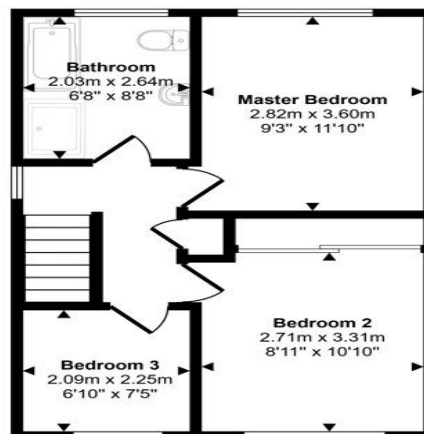
## Rear garden



Approx Gross Internal Area  
106 sq m / 1144 sq ft



Ground Floor  
Approx 68 sq m / 731 sq ft



First Floor  
Approx 38 sq m / 413 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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