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### 3 bed terraced house to buy in

Broadway, Sherriff Hill, Gateshead, Tyne and Wear, NE9 5PX

**£145,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

Driveway parking

### Property features

-  EPC C
-  Council Tax Band A
-  Popular Location
-  Off Street Parking
-  EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offer with NO ONWARD CHAIN. This captivating and well-positioned, mid-terraced house is situated in the highly sought-after location of Sherriff Hill, Gateshead. This property is an excellent opportunity for those looking for a Residential Sale in a popular neighbourhood, excellently serviced by essential amenities and public transport links, along with access to highly regarded local schools. The house is noted for its appealing design, blending both traditional and contemporary aesthetics.

As you wander through the house, you'll find three generously proportioned bedrooms that exude an air of tranquillity, ensuring a calming retreat from the hustle and bustle of daily life. The property boasts two reception rooms, providing ample space for relaxation or entertaining. The heart of the home is the very well appointed, recent fitted kitchen, boasting ample wall and base units, along with an abundance of bench space. These rooms have been thoughtfully designed for comfort and convenience, providing a warm, welcoming backdrop to family life.

An attractive bathroom caters for the family's needs, offering a tranquil space to unwind after a long day, along with a ground floor WC.

To the outside of the property, this benefits from a driveway, offering off-street parking and a large enclosed rear garden, perfect for entertaining during the warmer months.

Further attributes include excellent energy efficiency as indicated by its EPC C rating, indicating lower running costs for the homeowner. This property falls under Council Tax Band A, which is an added financial benefit for the potential buyer.

In conclusion, this alluring three-bedroom terraced house in Sherriff Hill, Gateshead, offers potential buyers an exceptional opportunity to acquire a home in a popular location with easy access to local amenities. A viewing is highly recommended to truly appreciate what this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £145,000

Property Type: Terraced House

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

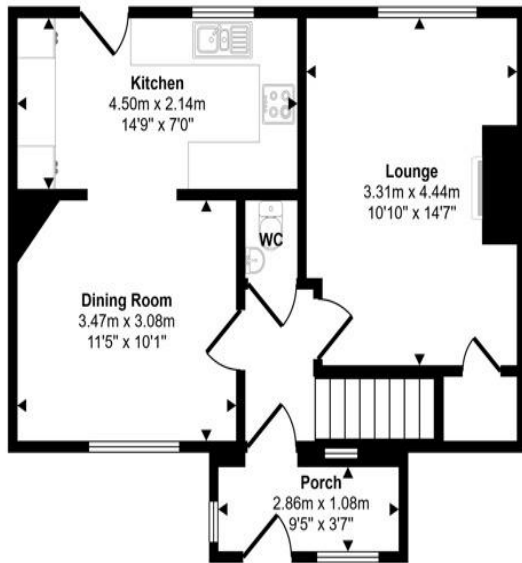
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Approx Gross Internal Area  
93 sq m / 1003 sq ft



First Floor  
Approx 46 sq m / 499 sq ft

Ground Floor  
Approx 47 sq m / 504 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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:

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