



Carouse
Estate Agents 

DERWENTWATER ROAD, GATESHEAD

£149,950





DESCRIPTION

FREEHOLD A lovely starter home located on this ever increasing popular modern development. The property is offered with no onward chain and would be ideal for a first time buyer. Close to road links to Gateshead, Newcastle and Metro centre and ideally located for local transport links. The front of the property has an elevated position and comprises of entrance, kitchen to the front, downstairs cloaks and leading through to the lounge/dining room with French doors leading to rear garden. There are three bedrooms to the first floor and family bathroom with shower. A maintained garden lies to the front and enclosed garden to the rear. The property has two allocated car parking spaces to the rear. Viewing comes high recommended.



ENTRANCE HALL

10' 6" x 3' 2" (3.2m x 0.97m) Composite door with window allowing a natural light flow, central heating radiator, stairs leading to the first floor.

CLOAKS

5' 8" x 3' 1" (1.73m x 0.94m) White suite comprising of a pedestal wash basin with splash tiling and Low level W.C, central heating radiator and extractor fan.



KITCHEN

9' 9" x 6' 9" (2.97m x 2.06m) White high gloss wall and base units with light beech work tops with matching up-stands, integral dishwasher, wall mounted central heating boiler, Zanussi electric stainless steel cooker with gas hob and stainless steel splash back, cooker chimney hood, Georgian style UPVC window overlooking the front elevation, kick heater and Lino flooring.



LOUNGE/DINER

19' 2" x 13' 10" (5.84m x 4.22m) French UPVC doors with fitted blinds opening out to the rear garden, central heating radiator, and storage cupboards.

FIRST FLOOR

Stairs leading to the first floor landing, central heating radiator and loft access.

BEDROOM ONE

13' 9" x 11' (4.19m x 3.35m) UPVC box bay



window and central heating radiator.

BEDROOM TWO

9' 8" x 7' 7" (2.95m x 2.31m) Located to the rear and having a UPVC window and central heating radiator.

BEDROOM THREE

9' 2" x 5' 10" (2.79m x 1.78m) With UPVC window and central heating radiator

BATHROOM

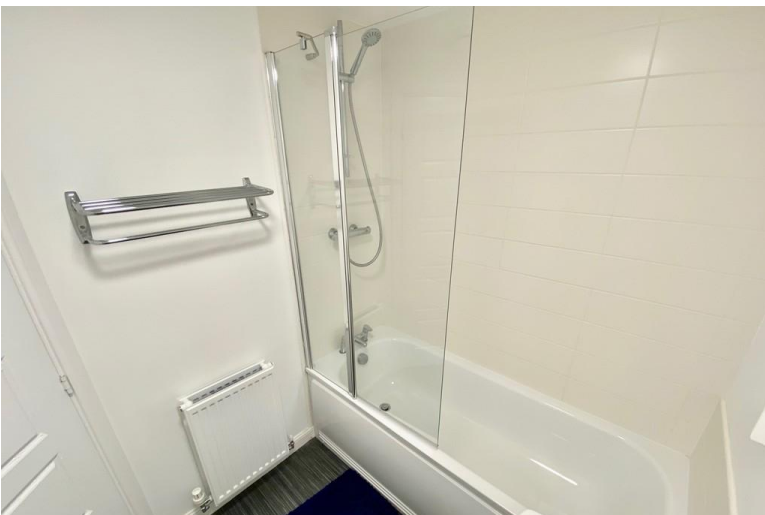
Three piece suite comprising of a panelled bath with shower over, pedestal wash basin with mixer tap, low level w.c, partial tiling, extractor fan, central heating radiator and lino flooring.

EXTERNAL

There is a maintained garden to the front and a lawned garden lies to the rear with access out to the rear where there is two car parking spaces.

DISCLAIMER

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.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

