



Carouse
Estate Agents 

CARR HILL ROAD, CARR HILL
£139,950





DESCRIPTION

A lovely family home located in the Carr Hill area of Gateshead. The property comes with the benefit of gas central heating and UPVC double glazing. The property is offered with no onward chain and briefly comprises of lounge with French doors leading to the fitted kitchen with dining area. To the first floor there are three good size bedrooms and a bathroom with shower. A block paved drive is located to the front of the property with lawned garden. An enclosed garden is positioned to the rear with border flowers, shrubs and steps to a sun decked area. Viewing comes highly advised.



ENTRANCE PORCH

7' 3" x 4' 3" (2.21m x 1.3m) Composite entrance door, UPVC windows, tiling to the floor, cladding to walls and entrance door to the hall.

ENTRANCE HALL

Laminate flooring, stairs leading to the first floor, central heating radiator, storage cupboard, ceiling coving and Georgian style doors leading to the lounge and kitchen.



LOUNGE

14' x 11' 9" (4.27m x 3.58m) UPVC window, central heating radiator, ceiling coving, feature fireplace with living flame gas fire and Georgian doors leading to the kitchen.

KITCHEN/DINER

17' 10" x 9' 10" (5.44m x 3m) Birch coloured wall and floor units with contrasting work surfaces, electric oven and hob with cooker hood above. Wall mounted central heating boiler. unit lighting, plumbing for automatic washing machine, UPVC window and UPVC French doors leading to the garden.



FIRST FLOOR

Balustrade staircase leading to the first floor, ceiling coving, storage cupboard and loft access.

BEDROOM ONE

11' 6" x 11' 6" (3.51m x 3.51m) Located to the front of the property and having a UPVC window, ceiling coving and central heating radiator.



BEDROOM TWO

11' 6" x 10' 4" (3.51m x 3.15m) Central heating radiator, ceiling coving and UPVC window.



BEDROOM THREE

8' 7" x 7' 7" (2.62m x 2.31m) Ceiling coving, central heating radiator and UPVC window.



BATHROOM

7' 9" x 5' 5" (2.36m x 1.65m) White suite comprising of a panelled bath with shower over, low level w.c, two UPVC windows, pedestal wash basin, central heating radiator, cladding to the walls and ceiling and spot lighting,

EXTERNAL

To the front of the property there is a block paved drive and a raised lawned garden with shrubs and bushes. There is an enclosed garden to the rear with blocking paving and steps leading up the garden with a lawn area, decking patio, shrubs and bushes.

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		
81-91	B		86 B
69-80	C		
55-68	D	64 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

