

TO VIEW PROPERTIES CONTACT
sales@tyneandcountry.com or telephone 01207 260 707



Tyne & Country Station Road, Rowlands Gill, NE39 1PZ

www.tyneandcountry.com



Tyne & Country

REAL HOMES FOR REAL PEOPLE

36 Coltpark Woods, Hamsterley



Realistic offers considered £159,500

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*** ARE YOU LOOKING TO MOVE BEFORE CHRISTMAS ?? ***

*** WE RECOMMEND YOU VIEW THIS EXCELLENT FAMILY HOME ***

Tyne and Country welcome to the sales market this exceptionally well presented three bedroom property which offers living accommodation briefly comprising; Entrance hallway, living room with bay window, cloakroom/WC, modern fitted dining kitchen, three bedrooms, the master with en suite, and a family bathroom. It is warmed by gas central heating and is fully double glazed. Externally there are gardens to the front and rear and an attached garage. The property enjoys a good location with excellent commuting links for Newcastle City Centre, Gateshead and the Metro Centre. Viewings are highly recommended.

EPC rating C. Floor plan attached.

Accommodation comprises

Entrance and hallway

Double glazed door leading into the entrance hallway. Walk in storage cupboard and a radiator. Doors leading to :

Living room 5.11m x 3.20m

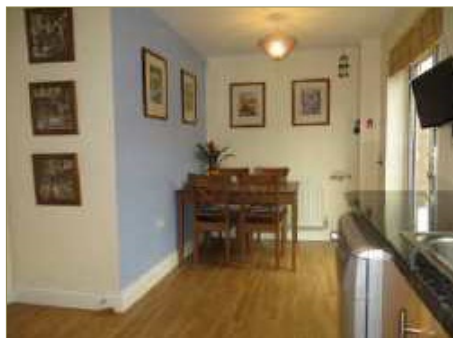
Lovely room with a double glazed bay window, radiator and door leading to:



Dining kitchen 5.36m x 2.99m

Well proportioned kitchen fitted with attractive range of floor and wall units, and contrasting work surfaces incorporating 1½ sink and drainer, gas hob and electric oven. Space for a fridge freezer, plumbed for a washing

machine, space for a dining table. Radiator, double glazed window and double glazed French Doors lead to the rear garden.



Cloakroom WC

Cloakroom situated off the hallway, with a radiator, double glazed window, low level WC and hand wash basin.

First Floor Landing

Staircase leading to 1st floor. With loft access. (Loft has a retractable ladder, has power and is boarded out.)

Bedroom one 3.27m x 3.07m

To the rear elevation with a fitted wardrobe, double glazed window and radiator. Door leading to en-suite

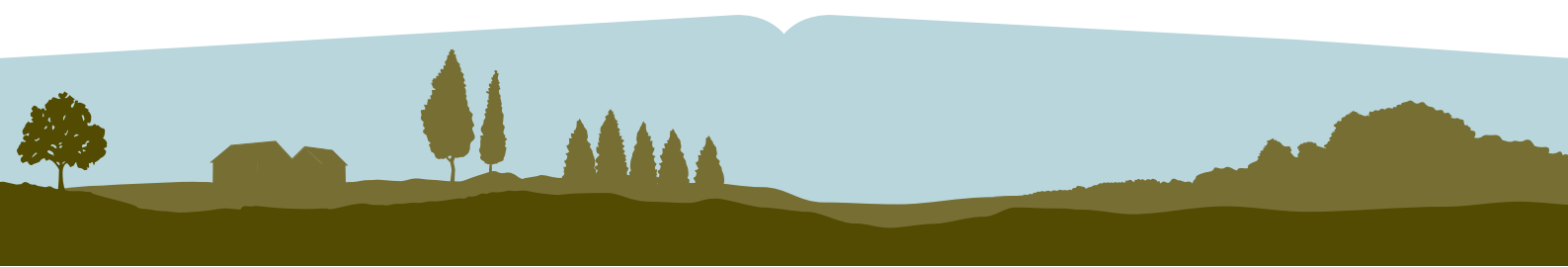


Ensuite

With a double glazed window, double shower enclosure, wash hand basin and low level WC. Partly tiled walls

Bedroom two 3.25m x 2.56m

To the front elevation a second double room with a double glazed window and a radiator.



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Bedroom three 2.56m x 2.04m

To the front elevation with a double glazed window and a radiator



Family bathroom 2.25m x 1.70m

Fitted with a bath with a shower attachment, low level WC and hand wash basin. With partially tiled walls.



Garage

A single car garage situated to the side of the property with

power, a double glazed window and a driveway for additional off road parking.



External

To the front of the property there is a small garden with a gate giving access to the side of the property. To the rear there is a pleasant garden with a patio and a lawned area. The garden is partially bounded by a brick wall and timber fencing.



Location

The village of Hamsterley is situated on the A694, approximately five miles from the Gateshead Metro Centre and the A1 North and South, allowing good road access to major Tyneside centres. With local facilities that include: Schools, Churches, Shops,

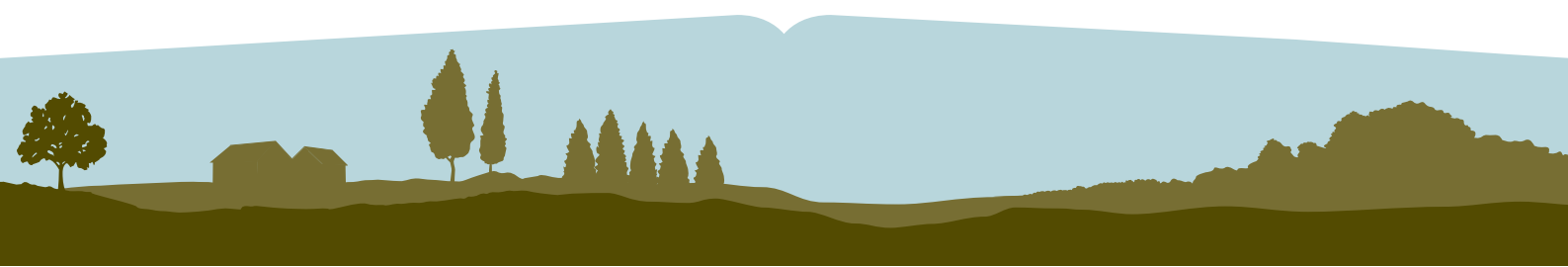
Public Houses and Restaurants, Doctors and Dental Surgeries. The Village is close to the Derwent Walk which is a local beauty spot & walkway along the banks of the River Derwent. Fantastic countryside and local attractions are within close proximity.

Agents disclaimer

Tyne and Country act for themselves and for the vendors or lessors of this property and have prepared these details for guidance purposes only in good faith with the co-operation of the vendor of the property. All descriptions, dimensions and references to condition and orientation are given without responsibility and intending purchasers should satisfy themselves by way of inspection, survey or otherwise. We do not have any authority to make or give any representation as to the age, quality, state, condition or fitness for the property or it's fixtures and fittings. You must rely on your own enquiries. Tyne and Country are members of the Property Ombudsman and we adhere to their codes of practice.

Measurements

ALL MEASUREMENTS ARE TAKEN WITH A LASER MEASURER. THEY ARE NOT 100% ACCURATE AND ARE



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GIVEN AS A GUIDELINE ONLY. PURCHASER MUST SATISFY THEMSELVES WITH REGARD TO ROOM MEASUREMENTS PRIOR TO COMMITTING TO A PROPERTY.

Opening hours

OUR OFFICE IS OPEN MONDAY TO FRIDAY 9.00AM UNTIL 5.00PM AND ON SATURDAYS 10.00AM UNTIL 2.00PM. OUT OF THESE HOURS THERE IS AN ANSWERING SERVICE AND YOU CAN ACCESS ALL OF OUR PROPERTIES BY LOGGING ONTO www.rightmove.co.uk and www.tyneandcountry.com

Viewings

ALL VIEWINGS ARE TO BE MADE THROUGH THE AGENT WITHOUT EXCEPTION. VENDORS ARE NOT OBLIGED TO SHOW YOU AROUND THE PROPERTY WITHOUT DUE NOTIFICATION.

Tenure

WE ARE NOT QUALIFIED TO VERIFY TENURE ON PROPERTIES. WE DO NOT SEE SIGHT OF THE RELEVANT DOCUMENTATION PRIOR TO MARKETING A PROPERTY. PROSPECTIVE PURCHASERS MUST MAKE THEIR OWN ENQUIRIES WITH THEIR LEGAL ADVISOR.

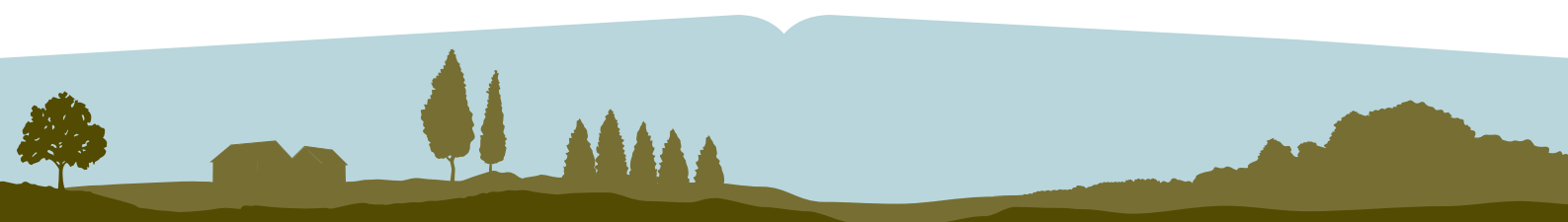
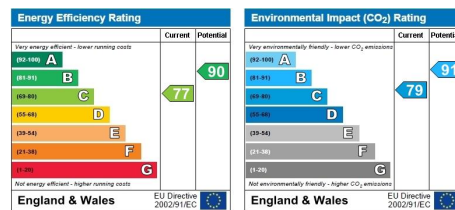
Mortgages

We offer a free Independent Mortgage Service to both our

buyers and sellers. All rates are different and we have access to all currently available lenders. Please ask one of our Negotiators for your FREE, NO OBLIGATION mortgage appointment.

Professional memberships

Tyne and Country are members of The Property Ombudsman for Estate Agency and The Deposit Protection Scheme.



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GROUND FLOOR

APPROX. 56.6 SQ. METRES (608.8 SQ. FEET)



FIRST FLOOR

APPROX. 40.3 SQ. METRES (433.7 SQ. FEET)



TOTAL AREA: APPROX. 96.9 SQ. METRES (1042.5 SQ. FEET)

Note : Plans are for illustration purposes only and are not to scale.
Plan produced using The Mobile Agent.

