



10 Shotley Gardens, Gateshead, NE9 5DP

Offers Over £299,950

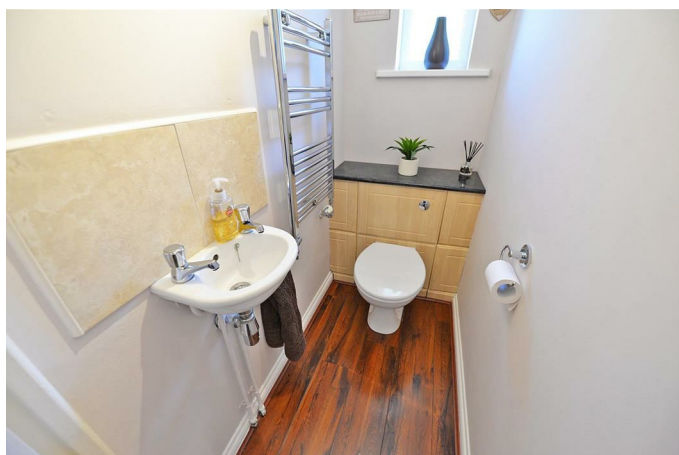
Immaculately presented detached house situated on Shotley Gardens within this desirable and sort after area of Low fell. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. The spacious accommodation comprises; entrance hallway, guest cloakroom/ WC, living room, dining room with laminate flooring and French doors opening onto the rear garden, kitchen with an integrated oven and dishwasher, utility room with exit to the rear and access to the garage. First floor landing provides access to the master bedroom, two further double bedrooms with fitted wardrobes, family bathroom with a four piece suite. There is a double driveway providing ample off street parking, a garage with an electric roller shutter door, gardens to the front and the rear. Viewings are highly recommended to appreciate this gorgeous family home.

Entrance Hallway



A composite front entrance door opens into the hallway which has laminate flooring, a radiator with a decorative cover and an under stairs storage cupboard.

Guest Cloakroom/WC



Low level WC, hand wash basin, splash tiling, laminate flooring, towel warmer, window to the front.

Lounge

14'0" x 15'3" (4.28 x 4.66)



With a modern Adams style fireplace which is fitted with a hearth and recess with a fire fitted inset. Coving is fitted to the ceiling, there is a radiator and a double glazed window overlooks the front aspect.

Dining Room

14'5" x 11'4" (4.41 x 3.47)



Coving to the ceiling, laminate flooring, radiator and French doors opening onto the rear garden.

Kitchen

11'1" x 9'1" (3.39 x 2.77)



Base and eye level units with contrasting work surfaces, an integrated oven, gas hob and chimney style cooker hood, one and a half bowl stainless steel sink, plumbed for an integrated dishwasher, partial tiling to the walls, under stairs pantry, radiator and a window overlooking the rear aspect.

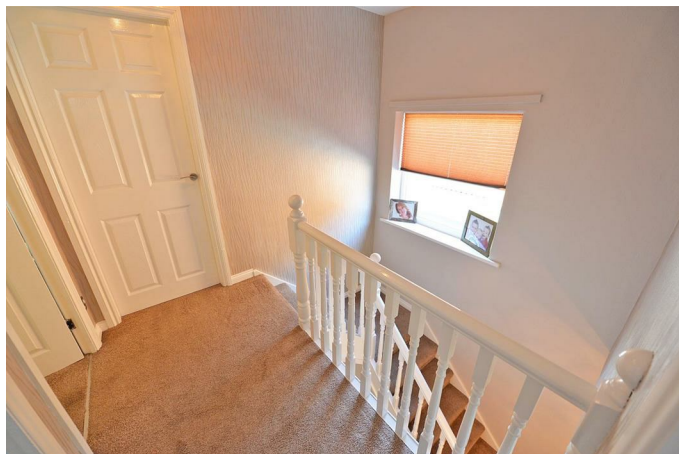
Utility Room

11'4" x 8'7" (3.47 x 2.62)



Base and eye level units with contrasting work surfaces, stainless steel sink, wall mounted Vaillant boiler, PVC cladding to the walls, window and exit to the rear and access into the garage.

First Floor



Landing with loft access and a window overlooking the side elevation.

Bedroom One

13'8" x 11'8" (4.17 x 3.58)



Double radiator and a window overlooking the rear aspect.

Bedroom Two

12'9" x 9'9" (3.90 x 2.98)



Integrated spotlights, single radiator, fitted wardrobes to one wall and a window overlooking the front elevation.

Bedroom Three

9'7" x 8'11" (2.93 x 2.73)



Built in wardrobes, double radiator and a window overlooking the front elevation.

Family Bathroom

8'9" x 8'9" (2.69 x 2.69)



Paneled bath, corner shower unit, floating hand wash basin, low level WC, integrated spotlights, tiling to the walls and floor, fitted bathroom cabinet, towel warmer and a window to the rear.

External



There is a double driveway to the front providing ample off street parking, a garden to the front which is laid to lawn and a garden to the rear which is laid to lawn, has a garden shed, a decked area and a raised decked sun terrace which has foundations for a conservatory.

Garage

17'7" x 8'11" (5.37 x 2.72)

Electric roller shutter door, power and lighting.

Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable,

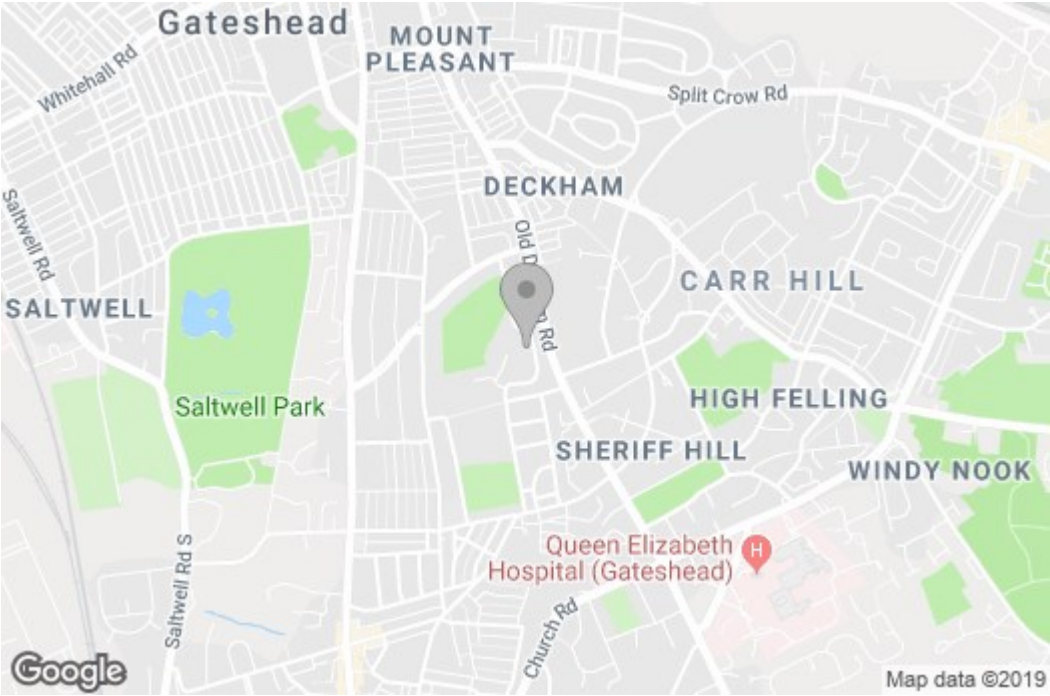
however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Tenure

Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

