



4 Tamarisk Way, Gateshead, NE9 6GD

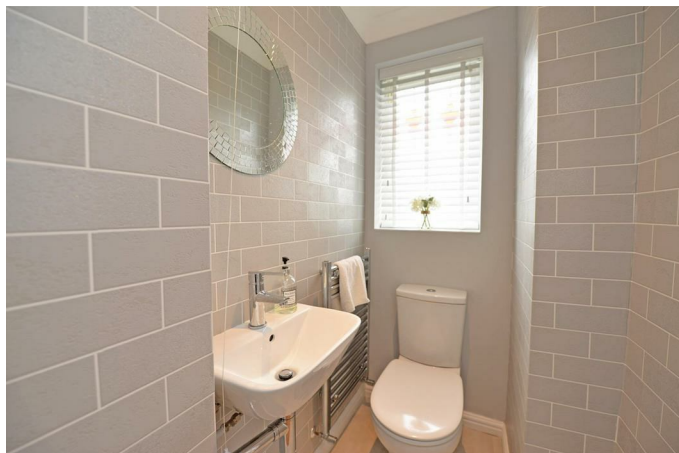
£179,950

Absolutely stunning semi-detached house situated on a lovely corner plot in Tamarisk way. The property is warmed via gas central heating and has the benefit of uPVC double glazing. The house has been tastefully refurbished and the accommodation comprises; entrance hallway, downstairs WC, living room with a living flame effect fire, dining room with patio doors opening into the conservatory and open access into the kitchen which has an integrated oven, dishwasher and washing machine. The first floor landing provides access into the master bedroom with an en-suite, two further bedrooms and a family bathroom. There is a garden to the front with a wrought iron fence and a private garden to the rear which is laid to lawn and has a paved patio area. A single garage to the rear of the home provides off street parking. Viewings are highly recommended to appreciate this beautiful family home.

Entrance Hallway

Front entrance door provides access into the hallway which has laminate flooring, a radiator with decorative cover and a staircase leading to the first floor.

Downstairs WC



Low level WC, floating hand wash basin, window to the front and a towel warmer.

Living Room

13'7" x 13'0" (4.15 x 3.97)



Coving to the ceiling, under stairs storage, living flame effect gas fire with a feature surround and hearth, laminate flooring, radiator and a bow window overlooking the front aspect.

Dining Room

8'7" x 8'0" (2.64 x 2.45)



Laminate flooring, single radiator, patio doors opening onto the conservatory and open access into the kitchen.

Conservatory

10'8" x 8'8" (3.27 x 2.65)



With laminate flooring, an electric heater and French doors opening onto the rear garden.

Kitchen

9'0" x 8'1" (2.76 x 2.48)



Base and eye level units with contrasting work surfaces, an integrated oven, gas hob and chimney style cooker hood, stainless steel sink, integrated dishwasher and washing machine, partial tiling to the walls, laminate flooring, concealed Baxi boiler and a window overlooking the rear aspect.

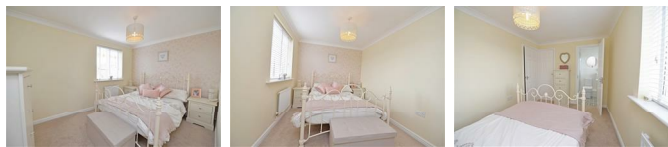
First Floor



Landing with built in cupboard.

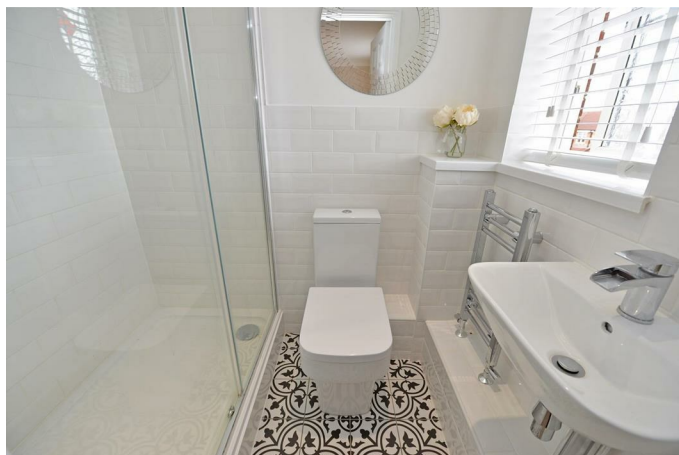
Master Bedroom

11'11" x 8'3" (3.65 x 2.53)



Coving to the ceiling, single radiator, window overlooking the front elevation and an en-suite.

En-suite



Double shower unit, low level WC, floating hand wash basin, partial tiling to the walls, tiled floor, towel warmer and a window to the front.

Bedroom Two

9'10" x 9'3" (3 x 2.84)



Coving to the ceiling, single radiator, window overlooking the rear elevation.

Bedroom Three

8'10" x 6'2" (2.71 x 1.88)



Coving to the ceiling, loft access, single radiator and a window overlooking the rear elevation.

Family Bathroom

6'9" x 5'7" (2.07 x 1.72)



Paneled bath with a central mixer tap, low level WC, floating hand wash basin, partial tiling to the walls, tiled floor, towel warmer and a window to the rear.

External



There is a garden to the front which is laid to lawn and has a wrought iron fence and a private garden to the rear laid to lawn with a paved patio area and paved pathways.

Garage

There is a single garage situated at the rear of the property with an up and over door.

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,

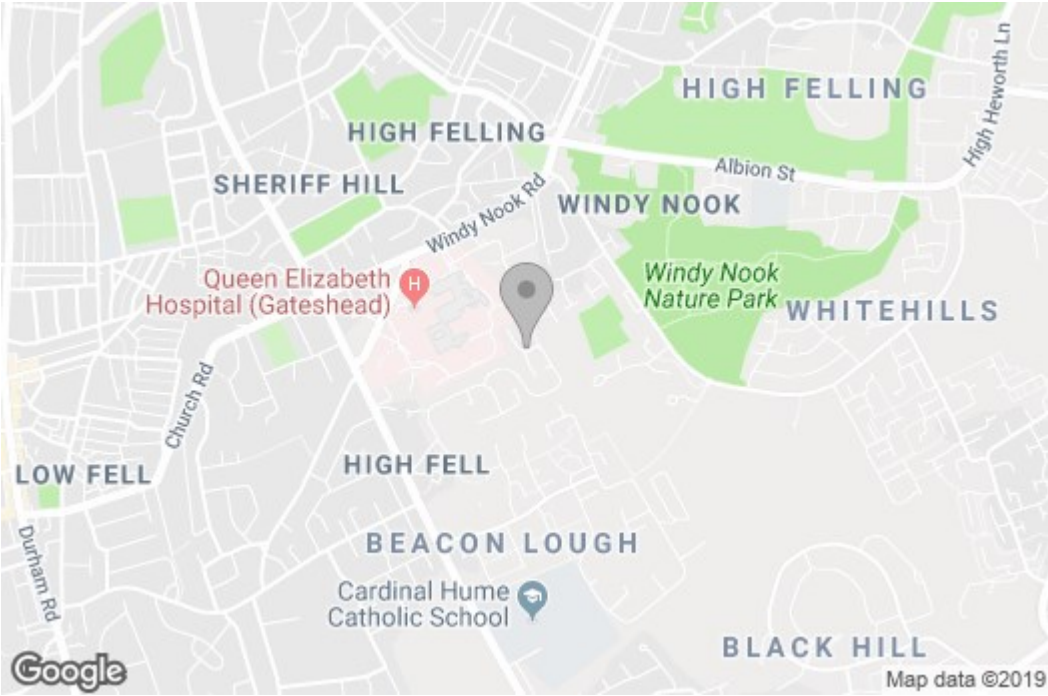
systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is 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

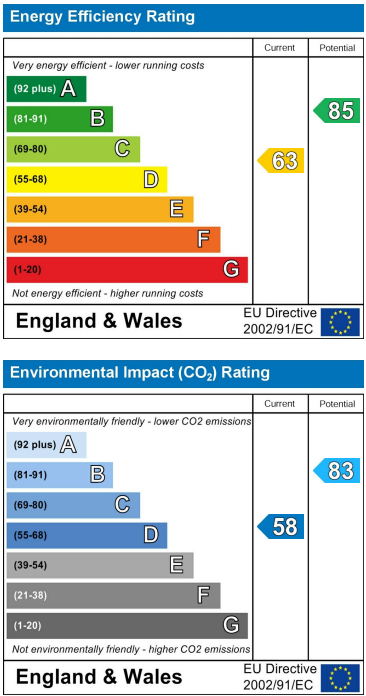
Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

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Energy Efficiency Graph



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