



41 Tamarisk Way, Gateshead, NE9 6GD

Offers In The Region Of £224,000

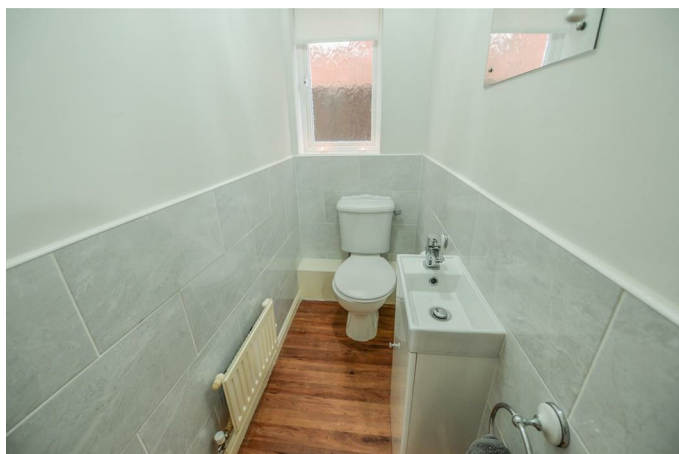
A lovely detached residence situated within a cul de sac setting and providing a perfect purchase for a family. The house is situated on Tamarisk Way within the Meadow Rise Estate and briefly comprises; reception hallway, Lounge, dining room, kitchen and a ground floor WC. Upstairs there is a good sized landing which opens into four good sized bedrooms. The master bedroom features an en suite shower room/WC and there is also a family bathroom/WC. Externally there is a garage and a driveway which provides the home with off road parking and gardens which are laid to lawn are located to both sides. The rear garden is Westerly facing.

Entrance Hallway



A front entrance door provides access into the hallway which has wooden flooring, a single radiator and a staircase leading to the first floor.

Ground Floor WC



Low level WC, vanity hand wash basin, partial tiling to the walls, wooden flooring, single radiator and a window to the side.

Living Room

16'6" x 10'10" (5.04 x 3.32)



5.04 is measured into the bay window. Coving to the ceiling, living flame effect electric fire with a feature surround and hearth, double radiator and a walk in bay window overlooking the front aspect.

Dining Room

10'11" x 9'4" (3.33 x 2.85)



Coving to the ceiling, wooden flooring, French doors opening onto the rear garden.

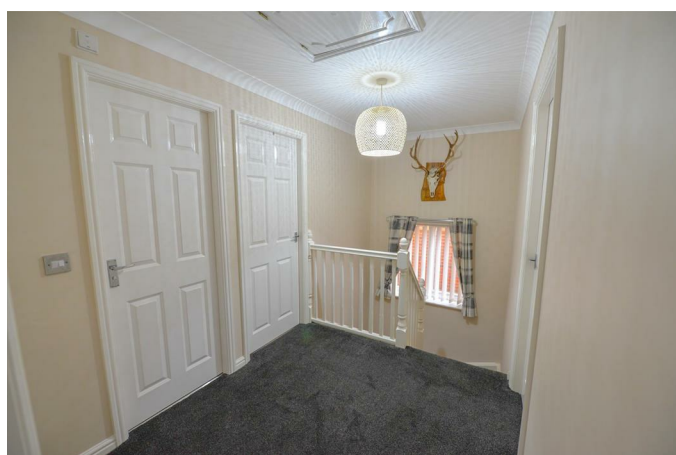
Breakfasting Kitchen

12'3" x 9'2" (3.74 x 2.81)



Base and eye level units with contrasting granite work surfaces, an integrated double oven, 5 burner gas hob and chimney style cooker hood, 1.5 bowl stainless steel sink, plumbed for a washing machine, granite drainer, partial tiling to the walls, tiled floor, breakfast bench, double radiator, window and a uPVC exit door opening onto the rear garden.

First Floor



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

Bedroom One

11'2" x 10'7" (3.42 x 3.25)



Fitted mirrored wardrobes, single radiator and a window overlooking the front elevation.

En- Suite

Double shower unit, vanity hand wash basin, low level WC, tiling to the walls, tiled floor, single radiator, extractor and a window to the front elevation,

Bedroom Two

11'3" x 8'6" (3.44 x 2.60)



Coving to the ceiling, single radiator and a window overlooking the rear aspect.

Bedroom Three

8'4" x 8'1" (2.56 x 2.48)



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

Bedroom Four

8'6" x 7'7" (2.61 x 2.33)



Coving to the ceiling, single radiator and a window overlooking the front elevation.

Family Bathroom



Paneled bath, low level WC, vanity hand wash basin, tiling to the walls and floor, built in cupboard, towel warmer and a window overlooking the rear.

External



There is a double width driveway to the front with a garden which is laid to lawn and a garden to the rear which is also laid to lawn and has a patio area and a garage.

Garage

17'3" x 8'5" (5.28 x 2.58)

With an up and over 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 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.

Energy Efficiency Graph

