



4 Meadow Rise, Sheriff Hill, Gateshead, Tyne & Wear, NE9 6GE

Asking Price £255,000



Key features

- THREE BEDROOM DETACHED HOME
- WELL PRESENTED MODERN DECOR THROUGHOUT
- GREAT LOCATION
- MODERN FITTED KITCHEN
- SEPARATE UTILITY ROOM
- DOWNSTAIRS W.C.
- THREE GOOD SIZE BEDROOMS
- GARAGE AND DRIVEWAY PARKING
- WELL MAINTAINED REAR AND FRONT GARDEN
- EARLY VIEWING IS RECOMMENDED



Description

With fantastic views to the rear elevation, we are pleased to introduce to the market this THREE BEDROOM DETACHED home. This immaculately presented property is perfect for a growing family and comes with the benefit of gas central heating and UPVC double glazing. The property has a great position on this popular residential development which lies close to the Queen Elizabeth Hospital. Comprising of a spacious lounge which opens onto the dining room, white modern fitted kitchen with integral cooking appliances, utility room, downstairs w.c, three bedrooms with the master having an en-suite shower room and beautiful re-fitted bathroom with Jacuzzi bath. There are gardens to the front and double drive to a single garage and to the rear there is an enclosed garden with sun patio, lawn and decking area. Early viewing comes highly recommended.



ENTRANCE HALL

LOUNGE

13 x 10'4

DINING

11'2 x 8'2

KITCHEN

9'3 x 8

UTILITY

4'10 x 4'10

DOWNSTAIRS W.C.

4'10 x 2'11

BEDROOM ONE

11'9 x 10'4

ENSUITE

8'11 x 5

BEDROOM TWO

11'5 x 10'4







BEDROOM THREE

10 x 6'4

BATHROOM

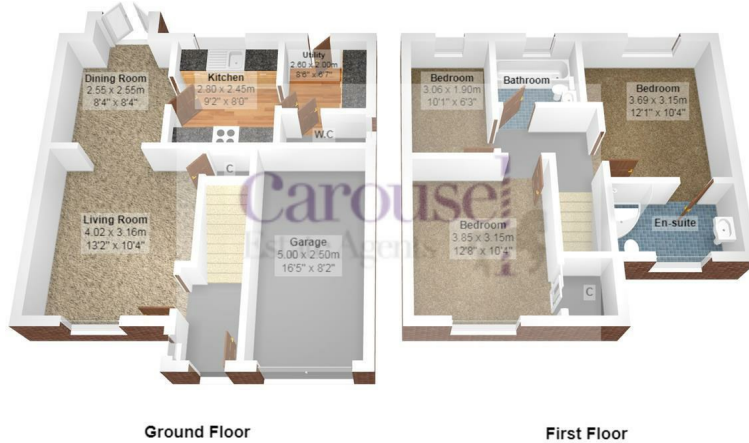
6'8 x 5'7

EXTERNAL

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Meadow Rise



Total Area: 102.6 m² ... 1104 ft²
 All measurements are approximate and for display purposes only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

72

85

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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