



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

Asking Price £250,000



## 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

### DISCLAIMER SALES

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# Meadow Rise




Ground Floor

First Floor


Total Area: 102.6 m<sup>2</sup> ... 1104 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>72</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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