



## 119 Sherburn Way, Gateshead, NE10 8TZ

Offers Over £299,950

This stunning detached house located on Sherburn Way. As you step into the entrance hallway, you are greeted by a spacious 6.6m living room, creating a wonderful ambience. The heart of this home lies in the impressive dining kitchen, complete with integrated appliances and French doors that lead into a delightful conservatory, offering a seamless blend of indoor and outdoor living. The convenience of a home office, a handy utility room, and a ground floor w/c adds to the practicality of this family home. Upstairs, the main bedroom boasts built-in wardrobes and a dressing room that was previously the 4th bedroom, which could be easily converted back, providing versatility for your needs. With two additional well-proportioned bedrooms and a bathroom, this property offers ample space for the whole family. Outside, a driveway provides parking for up to three cars, while the lovely garden at the rear features a raised decked sun terrace, perfect for enjoying sunny days or hosting gatherings with friends and family. Don't miss the opportunity to make this fabulous extended detached house your own, with its high specification and charming features. Book a viewing today and envision the endless possibilities this property holds for you and your loved ones.

## ENTRANCE HALLWAY

### LIVING ROOM

21'7" x 11'0" (6.60m x 3.36m)



### DINING KITCHEN

25'5" x 12'8" (7.75m x 3.87m)



### HOME OFFICE

8'6" x 6'0" (2.61m x 1.84m)



### UTILITY ROOM

10'1" x 6'2" (3.08m x 1.90m)



## GROUND FLOOR W/C



## CONSERVATORY

14'5" x 10'8" (4.40m x 3.26m)



## FIRST FLOOR LANDING

### BEDROOM ONE

11'9" x 11'1" (3.60m x 3.40m)



## DRESSING ROOM/PREVIOUSLY 4TH BEDROOM

9'3" x 3'11" to robes (2.84m x 1.20m to robes)



## BEDROOM TWO

12'2" x 11'1" (3.71m x 3.38m)



## BEDROOM THREE

9'1" x 7'6" (2.77m x 2.31m)



## FAMILY BATHROOM

8'1" x 5'4" (2.47m x 1.64m)



## EXTERNAL



## 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.

## MATERIAL INFORMATION

FLOOD RISK - Low risk

LOCAL AUTHORITY - Gateshead

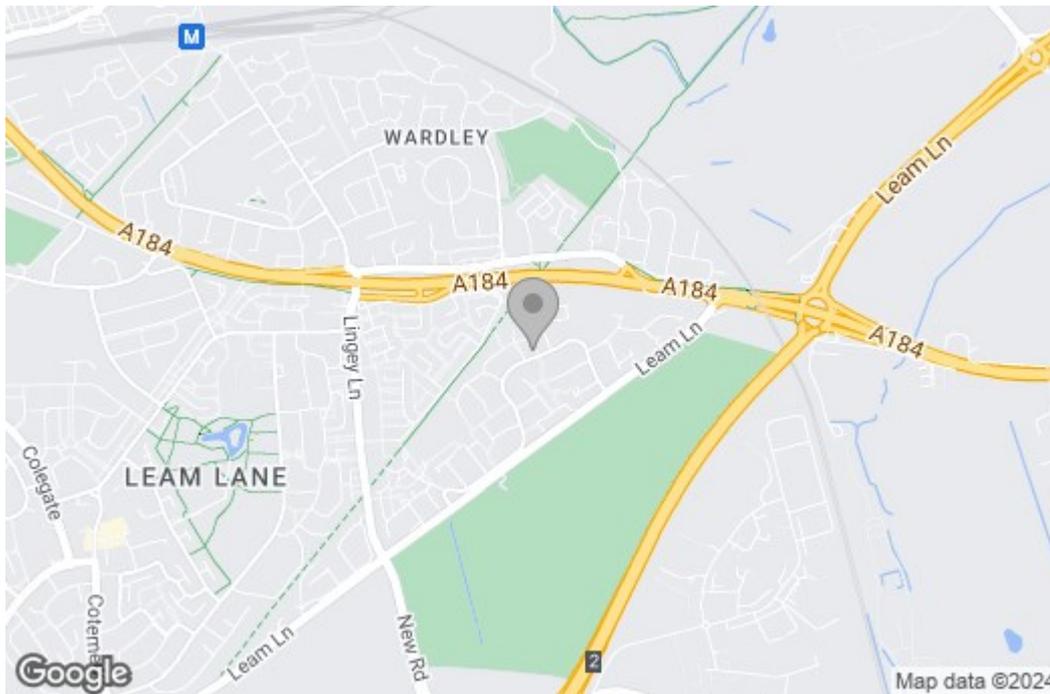
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

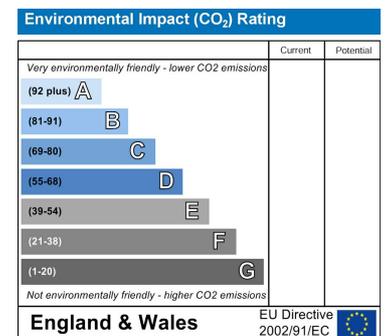
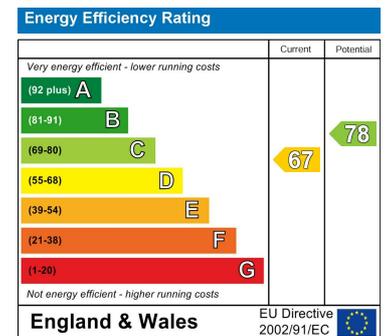
MOBILE COVERAGE - EE, Vodafone, Three, O2

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.