



## 40 Yewtrees, Gateshead, NE10 8LH

Offers Over £169,950

This beautiful family home boasts three bedrooms, making it perfect for a growing family or those in need of extra space. As you step inside, you are greeted by an inviting entrance porch and hallway, leading you to a gorgeous living room featuring a living flame gas fire - ideal for those chilly evenings. The dining kitchen is a true highlight of this property, installed to a lovely standard by the current vendors and complete with integrated oven and dishwasher, perfect for whipping up delicious meals for your loved ones. One of the unique features of this property is the super garden room, fitted with integrated spotlights and providing seamless access to the low maintenance rear garden - a tranquil oasis for relaxation and entertaining guests. Additionally, the property comes with a single garage in a separate block, offering convenient parking or extra storage space. Upstairs, you will find the main bedroom with built-in wardrobes, along with two further bedrooms that also feature built-in storage, ensuring ample space for all your belongings. The family bathroom completes the first floor. With its convenient layout, modern amenities, and desirable location, this property is truly a gem waiting to be discovered. Viewings are highly recommended to fully appreciate the charm and potential that this lovely home has to offer.

## ENTRANCE PORCH

## ENTRANCE HALLWAY

## LIVING ROOM

20'3" x 12'4" (6.19m x 3.76m)



## DINING KITCHEN

15'6" x 10'4" (4.73m x 3.17m)



## UTILITY AREA



## GROUND FLOOR W/C

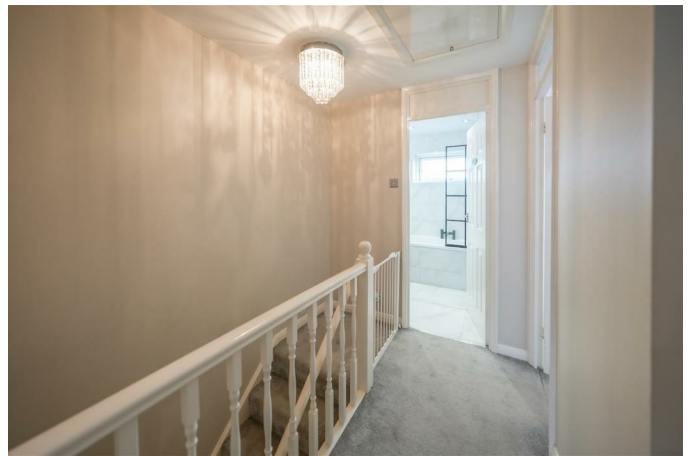


## GARDEN ROOM

8'10" x 6'8" (2.70m x 2.05m)



## FIRST FLOOR LANDING



## MAIN BEDROOM

13'4" x 9'1" (4.07m x 2.77m)



## BEDROOM TWO

10'6" x 6'6" (3.21m x 1.99m)



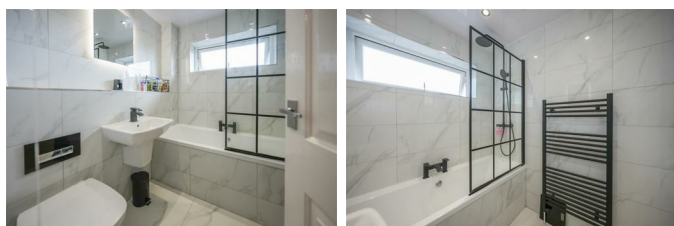
## BEDROOM THREE

9'2" x 9'0" (2.80m x 2.76m)

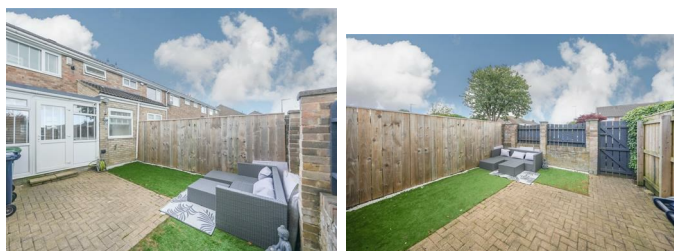


## BATHROOM

6'2" x 6'1" (1.88m x 1.86m)



## 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 - No risk

LOCAL AUTHORITY - Gateshead

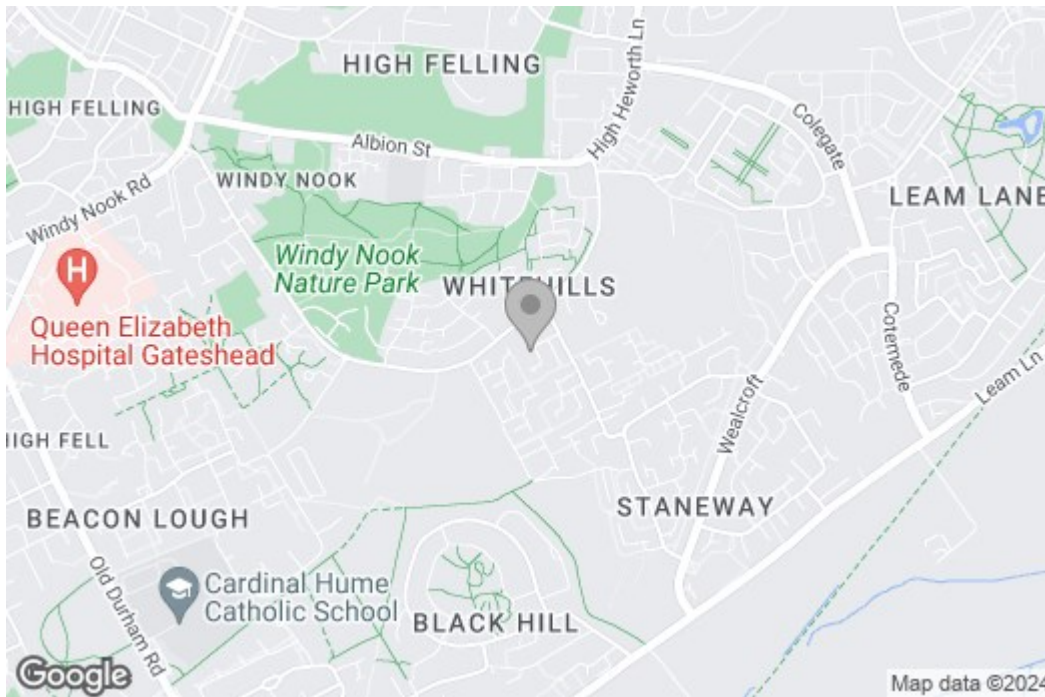
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Ultrafast

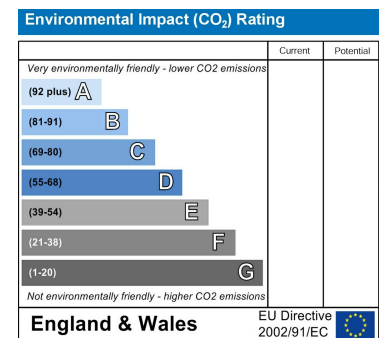
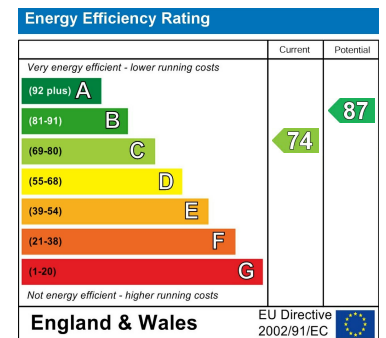
MOBILE COVERAGE - EE, Vodafone, Three, O2

# 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.