



15 Sherburn Way, Gateshead, NE10 8RZ

£165,000

Nestled in Sherburn Way, Gateshead, this delightful extended terraced house offers a perfect blend of comfort and style. As you step into the property, you are greeted by a welcoming entrance porch leading to a spacious lounge/dining room and a modern well equipped kitchen completes the ground floor. Upstairs, you'll find three bedrooms, offering ample space for a growing family or accommodating guests. The stylish three-piece bathroom suite adds a touch of luxury to your daily routine.

Externally the property boasts a driveway with parking space for two vehicles as well as a garage, ensuring convenience for you and your visitors and a low-maintenance rear garden with lawn and paved patio. An early viewing is essential to fully appreciate the standard of accommodation on offer here in this lovely home.

ENTRANCE PORCH

7'6" x 5'8" (2.29 x 1.73)



FIRST FLOOR LANDING/STUDY AREA

8'8" x 6'9" (2.66 x 2.07)



HALLWAY

13'1" x 6'7" (3.99 x 2.01)

LIVING ROOM

14'11" x 8'9" (4.56 x 2.67)



MAIN BEDROOM

12'11" x 9'3" (3.95 x 2.84)



DINING AREA

8'6" x 8'5" (2.60 x 2.57)



BEDROOM TWO

13'5" x 9'4" (4.10 x 2.85)



BEDROOM THREE

10'0" x 6'6" (3.05 x 1.99)



KITCHEN

10'0" x 6'10" (3.07 x 2.10)

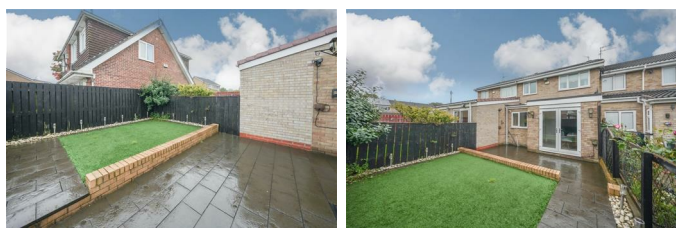


FAMILY BATHROOM

9'8" x 6'2" (2.95 x 1.90)



EXTERNAL



Property disclaimer

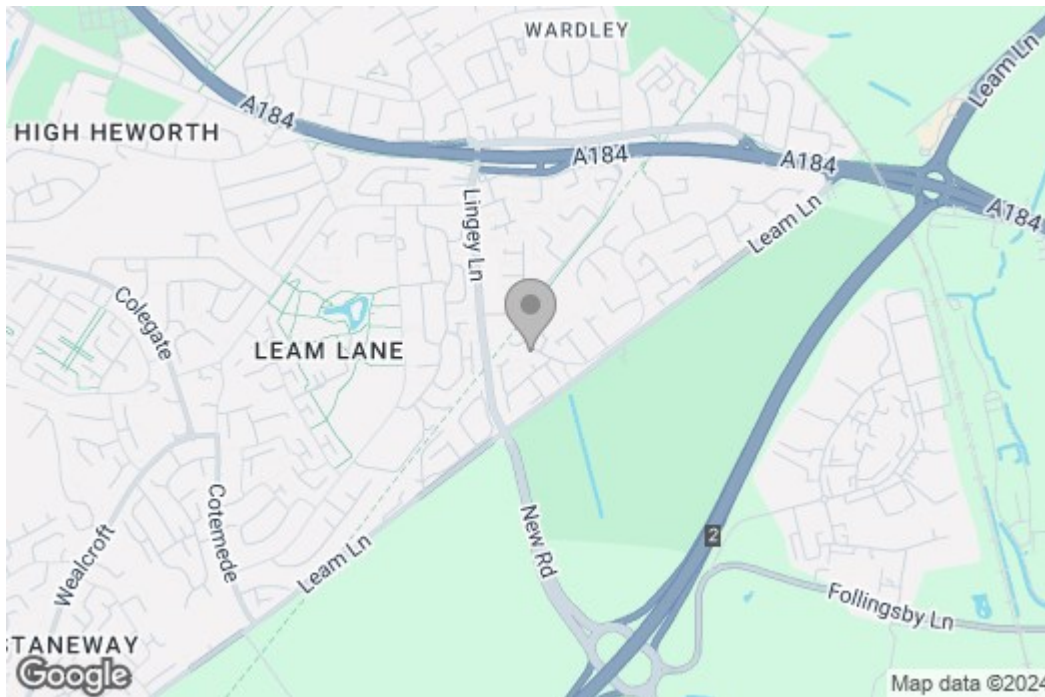
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

Tenure

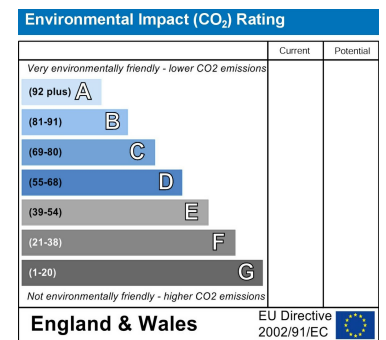
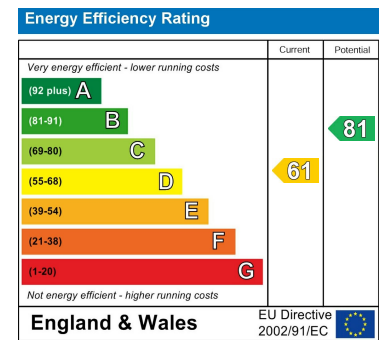
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



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.