



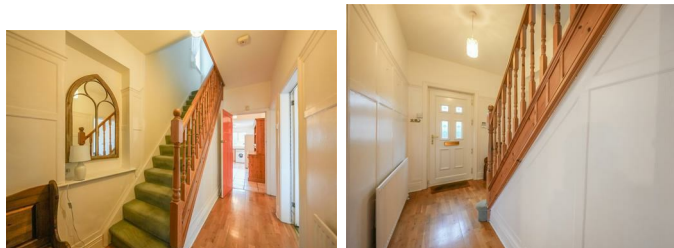
4 Otterburn Gardens, Gateshead, NE9 6HE

Offers Over £249,950

Located in the highly sought-after area of Low Fell, this charming semi-detached house on Otterburn Gardens presents an excellent opportunity for families and professionals alike. The property boasts a spacious layout, beginning with a welcoming hallway that leads to two generous reception rooms. The living room features an elegant bay window, allowing natural light to flood the space, while the dining room is enhanced by a recessed living flame effect fire, creating a warm and inviting atmosphere for gatherings. The well-appointed dining kitchen is equipped with an integrated oven and provides convenient access to the garage, making it a practical space for culinary enthusiasts. Upstairs, you will find three good-sized bedrooms, one of which benefits from built-in wardrobes, offering ample storage solutions. The family bathroom completes the first floor, ensuring that all essential amenities are readily available. Outside, the property is complemented by gardens to both the front and rear, providing a delightful outdoor space for relaxation or play. A driveway and garage further enhance the practicality of this home, offering off-street parking and additional storage options.

With its spacious accommodation and desirable location, this semi-detached house is a must-see. We highly recommend scheduling a viewing to fully appreciate the potential this property has to offer.

ENTRANCE HALLWAY



LIVING ROOM

13'5" x 12'5" (4.11m x 3.80m)



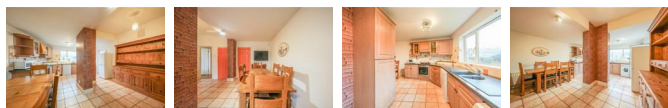
DINING ROOM/FAMILY ROOM

12'7" x 12'1" (3.85m x 3.70m)



DINING KITCHEN

18'3" x 14'6" (5.58m x 4.44m)



FIRST FLOOR LANDING



MAIN BEDROOM

12'5" x 9'10" (3.81m x 3.02m)



BEDROOM TWO

10'5" x 8'5" (3.18m x 2.57m)



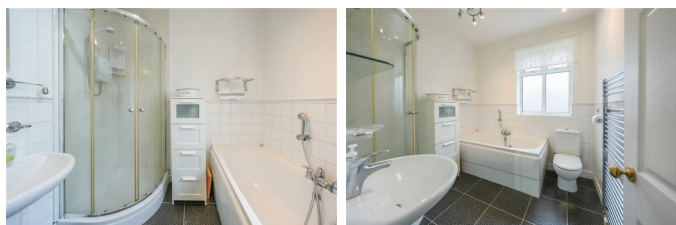
BEDROOM THREE

8'4" x 7'11" (2.56m x 2.43m)

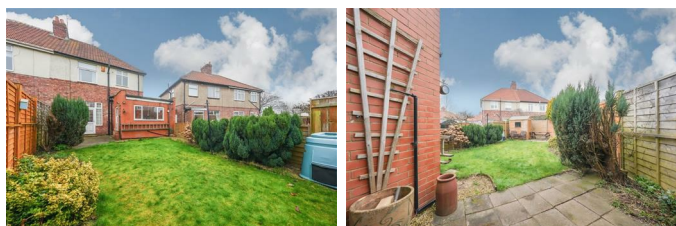


BATHROOM

7'11" x 7'3" (2.43m x 2.22m)



EXTERNAL



GARAGE

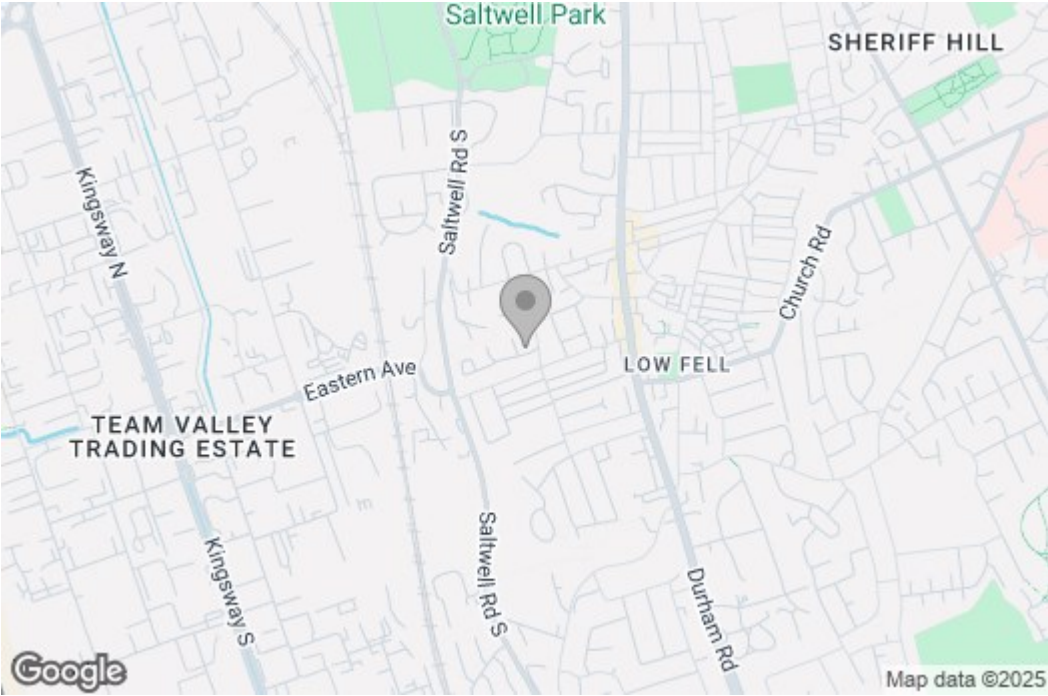
12'2" x 8'1" (3.72m x 2.47m)

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.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

