



FOR SALE



11 South Pastures, Wardley, NE10 8EG

Offers Over £275,000

- Stylish three-bedroom semi-detached home, ideal for families and first-time buyers
- Spacious lounge with plenty of natural light, perfect for relaxing
- Open-plan kitchen and dining area with French doors leading to the rear garden
- Modern fitted kitchen designed for practical, everyday use
- Downstairs WC and a useful storage cupboard for added convenience
- Master bedroom with en-suite shower room
- Two additional bedrooms, ideal for children, guests or a home office
- Contemporary family bathroom with high-quality fittings
- Energy-efficient build with solar panels.

## THE PROPERTY

A stylish modern detached family home situated on a prominent corner plot with a detached garage/driveway...

The Sherwood Corner is a beautifully designed three-bedroom home that perfectly blends style, comfort, and practicality ideal for modern family living. Built by Persimmon Homes, this thoughtfully planned property offers a bright and welcoming layout with everything you need for everyday life. Downstairs, the modern family home features a spacious lounge with plenty of natural light, leading through to an open-plan kitchen and dining area with French doors opening onto the rear garden – perfect for entertaining or enjoying quiet evenings at home. A convenient downstairs WC and handy storage cupboard add to the practicality of the ground floor along with a useful utility space accessed via the kitchen.

To the first floor the property offers three well-proportioned bedrooms. The master bedroom includes an en-suite shower room, while the additional bedrooms are served by a stylish family bathroom. Whether you're a growing family, first-time buyer, or looking to downsize, this well presented detached home offers a comfortable and energy-efficient home in a well-connected community.

Externally the property offers immaculately maintained gardens to both the front and rear ideally suited to enjoying the summer months and a detached single garage with driveway provides parking for the property.

Birchwood Manor, an exciting new development by Persimmon Homes located on Wardley Lane in the heart of Gateshead. This desirable location offers a peaceful, residential setting with excellent access to local amenities, schools, and transport links. The development is also well positioned for commuters, with the A1 and A184 nearby, providing easy connections to Newcastle, Sunderland, and Durham. There are a range of shops, leisure facilities, and green spaces in the surrounding area, making it an ideal spot for both families and professionals.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>91</b>	<b>91</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>England &amp; Wales</b>		EU Directive 2002/91/EC	

