GORDON BROWN
SALES & LETTING

58 Meadow Rise, Gateshead, NE9 6GE

Offers Over £300,000

Nestled in the highly sought-after area of Meadow Rise, Low Fell, this spacious detached house offers a wonderful opportunity for families seeking a comfortable and inviting home. The property boasts an enviable plot, benefiting from excellent transport links and proximity to the Queen Elizabeth Hospital, making it an ideal location for both convenience and community. Upon entering, you are greeted by a welcoming hallway adorned with elegant oak flooring that flows seamlessly into the lounge and dining areas. The lounge features a charming fireplace, perfect for cosy evenings, while the dining kitchen is equipped with modern conveniences, including an integrated double oven, dishwasher, and fridge/freezer. The delightful conservatory, with its French doors, opens onto a beautifully decked sun terrace, providing an excellent space for outdoor entertaining or simply enjoying the sunshine. This home comprises four well-proportioned bedrooms, including a main bedroom with fitted wardrobes and an en-suite bathroom for added privacy. One of the additional bedrooms is currently utilised as a dressing room and home office, showcasing the versatility of the space. A family bathroom completes the first floor, ensuring ample facilities for all. The property has been lovingly maintained by its current owners, who have thoughtfully converted the garage into a cinema and games room, ready for new occupants to enjoy. The rear garden features a raised composite decked sun terrace, perfect for summer gatherings, while a double driveway at the front provides generous off-street parking. Viewings are highly recommended to fully appreciate the charm and potential of this lovely family home.

ENTRANCE HALLWAY

CINEMA ROOM/SNUG

15'8" x 8'7" (4.80m x 2.63m)

LOUNGE

18'7" x 10'7" (5.68m x 3.25m)

DINING/KITCHEN

18'2" x 8'8" extd to 12'0" (5.56m x 2.65m extd to 3.67m)

CONSERVATORY

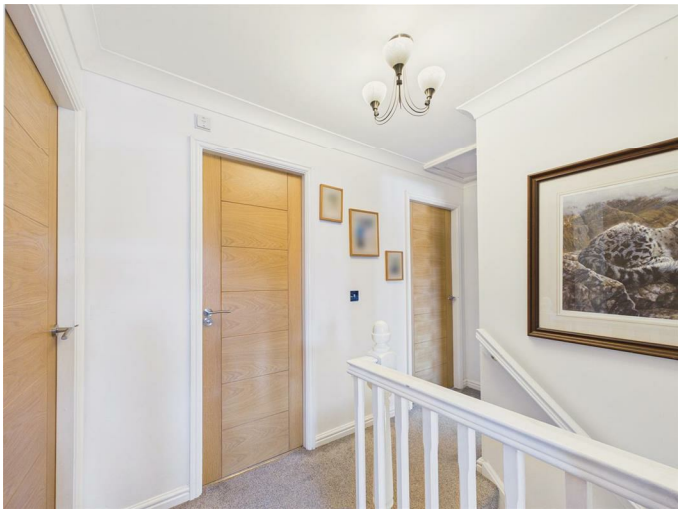
13'10" x 8'5" (4.22m x 2.58m)

UTILITY ROOM

8'10" x 5'3" (2.70m x 1.62m)

GROUND FLOOR W/C

FIRST FLOOR LANDING



BEDROOM ONE

12'3" x 10'9" to robes (3.75m x 3.30m to robes)

EN-SUITE

6'7" x 5'1" (2.03m x 1.57m)

BEDROOM TWO

10'11" x 9'4" (3.35m x 2.87m)

BEDROOM THREE

9'4" x 9'0" (2.86m x 2.75m)

DRESSING ROOM/HOME OFFICE

9'6" x 5'6" to robes (2.92m x 1.70m to robes)

FAMILY BATHROOM
6'8" x 6'7" (2.05m x 2.01m)

DRIVEWAY

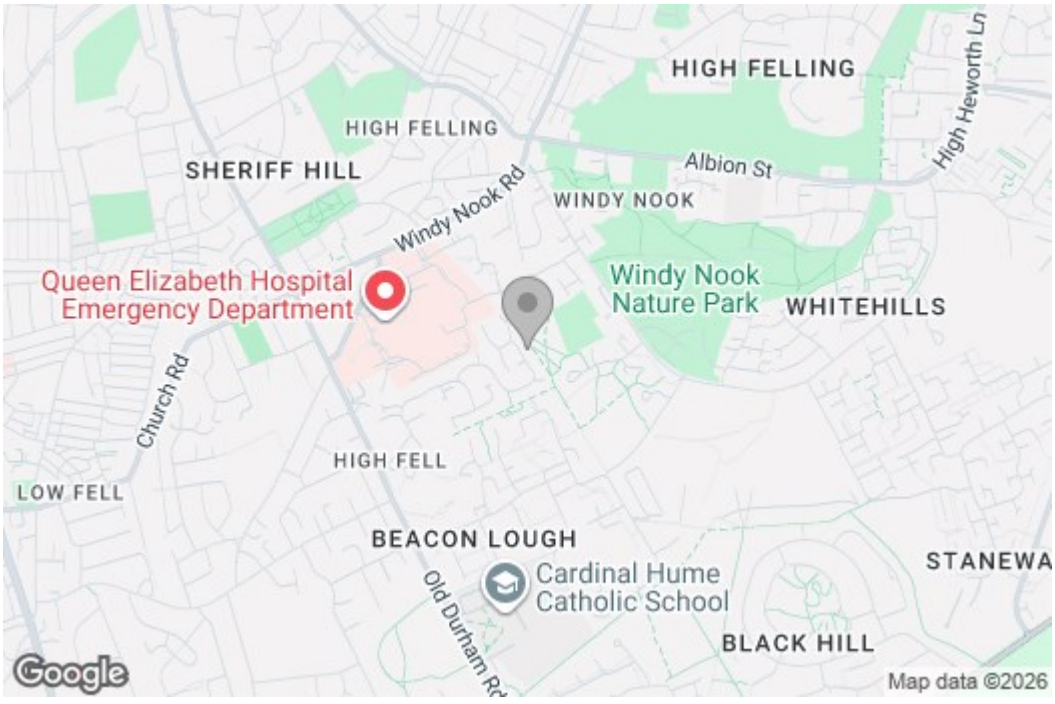
EXTERNAL

Property disclaimer

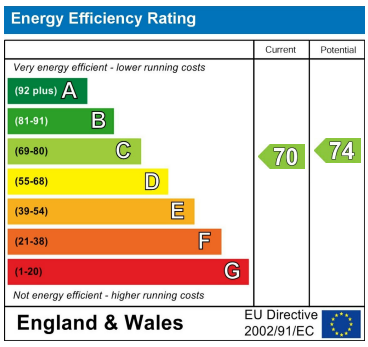
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

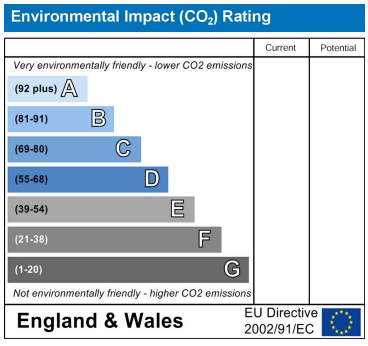
Floor Plan

Area Map



Energy Efficiency Graph





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