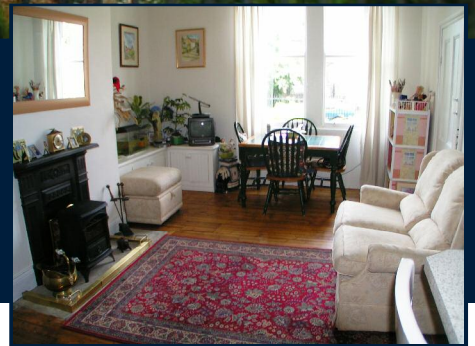




## Sedgewick Place Gateshead

- Terraced Home
- Three Bedrooms
- Living Room/Kitchen
- Bathroom/W.C.
- En-Suite
- Garden to the Front

£ 142,950



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# 1a Sedgewick Place, Gateshead, NE8 1TN

A charming three bedroom mid terraced home providing convenient access to local shops and amenities. The current have retained the character of the property, which boasts a range of features to include, stripped floor flooring, sliding sash windows, high ceilings and feature fireplaces. The property benefits from gas central heating. The accommodation briefly comprises; hall, living room/kitchen, stairs to landing, master bedroom with en-suite shower, a further two bedrooms, bathroom/w.c. Externally there is a garden to the front. Viewing is highly recommended to appreciate the character of the property on offer.

## FULL ACCOMMODATION

Main Entrance door to

### ENTRANCE LOBBY

dado rail, coving to the ceiling and door to

### ENTRANCE HALL

Stairs to the first floor, striped wood flooring and door to

### INNER HALL

Storage area and stripped wood flooring

### LIVING ROOM / KITCHEN (L Shaped) 18' 10" (5.74m) X 18' 10" (5.74m)

#### Lounge

Sash window to the front with architrave, double central heating radiator, alcove with storage cupboards, stripped wood flooring, cast iron fire surround with inset open fire open to

#### Breakfasting Kitchen

Fitted matching wall and base units with work surfaces above, inset single drainer sink unit with mixer tap, built in gas hob, electric oven and extractor hood, tiled splash back, space for automatic washing machine, breakfast bar, storage cupboard and tiled floor.

### FIRST FLOOR LANDING

Central heating radiator, dado rail, stripped wood flooring

### BEDROOM ONE 18' 6" (5.64m) X 10' 4" (3.15m)

Sash window to the front with architrave, feature tiled fireplace with inset open fire, stripped wood flooring and central heating radiator.

### EN-SUITE SHOWER ROOM

Comprising of a step-in shower cubicle with electric shower, extractor fan and part tiled walls.

### BEDROOM TWO 17' 6" (5.33m) X 13' 2" (4.01m)

Sash window to the rear with architrave, central heating radiator, Art Deco style feature fireplace with inset open fire, picture rail and coving to the ceiling.

### BEDROOM THREE 10' 8" (3.25m) X 7' 4" (2.24m)

Sash window to the front with architrave, central heating radiator and stripped wood flooring.

### BATHROOM / W.C.

Free standing bath, wash hand basin, low level w.c, frosted window to the front, heated towel rail and part tiled walls.

### EXTERNALLY

There is a garden to the front with a lawn, planted borders and fenced boundaries.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E		54	58
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E		45	48
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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**Important Note:** None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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