



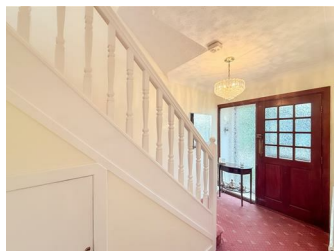
32 Muirfield Drive, Gateshead, NE10 9AX

Offers Over £219,950

Nestled in the sought-after area of Muirfield Drive, this well-maintained semi-detached house offers a delightful blend of comfort and convenience. With spacious accommodation throughout, this property is perfect for families seeking a welcoming home. Upon entering, you are greeted by an inviting entrance hallway, complete with under-stair storage, leading to a charming living room featuring a lovely fireplace. The open access to the dining room, which boasts a bay window overlooking the picturesque rear garden, creates a warm and airy atmosphere, ideal for entertaining guests or enjoying family meals. The kitchen is equipped with an integrated oven, the property also has a sunroom providing additional space for relaxation or dining. The first floor comprises three generously sized bedrooms, each offering pleasant views, along with a family bathroom that caters to all your needs. The property also benefits from a double garage, which includes a utility area, providing ample storage and practicality. One of the standout features of this home is the beautiful south-facing rear garden, which not only offers a tranquil outdoor space for family gatherings but also has an access gate leading directly into a nearby nature park. This unique aspect allows for easy exploration of nature right at your doorstep. Situated close to local schools, nature parks, and various amenities, this lovely family home is perfectly positioned for both convenience and leisure. Whether you are looking to settle down in a vibrant community or seeking a peaceful retreat, this property on Muirfield Drive is sure to impress.

ENTRANCE PORCH

ENTRANCE HALLWAY



LIVING ROOM

12'6" x 12'3" (3.82m x 3.75m)



DINING ROOM

12'11" into bay x 9'10" (3.95m into bay x 3.00m)



KITCHEN

12'0" x 8'7" (3.67m x 2.63m)



CONSERVATORY

7'10" x 5'11" (2.41m x 1.82m)



FIRST FLOOR LANDING



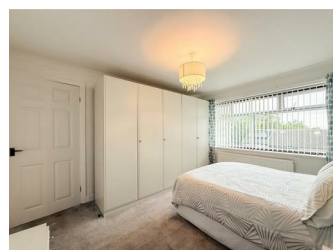
BATHROOM

7'11" x 5'5" (2.42m x 1.66m)



BEDROOM ONE

12'0" x 10'11" (3.68m x 3.33m)



BEDROOM TWO

10'11" x 10'7" (3.35m x 3.23m)



BEDROOM THREE

8'10" x 7'11" (2.70m x 2.43m)



GARAGE WITH UTILITY

21'7" x 17'4" (6.60m x 5.30m)



EXTERNAL



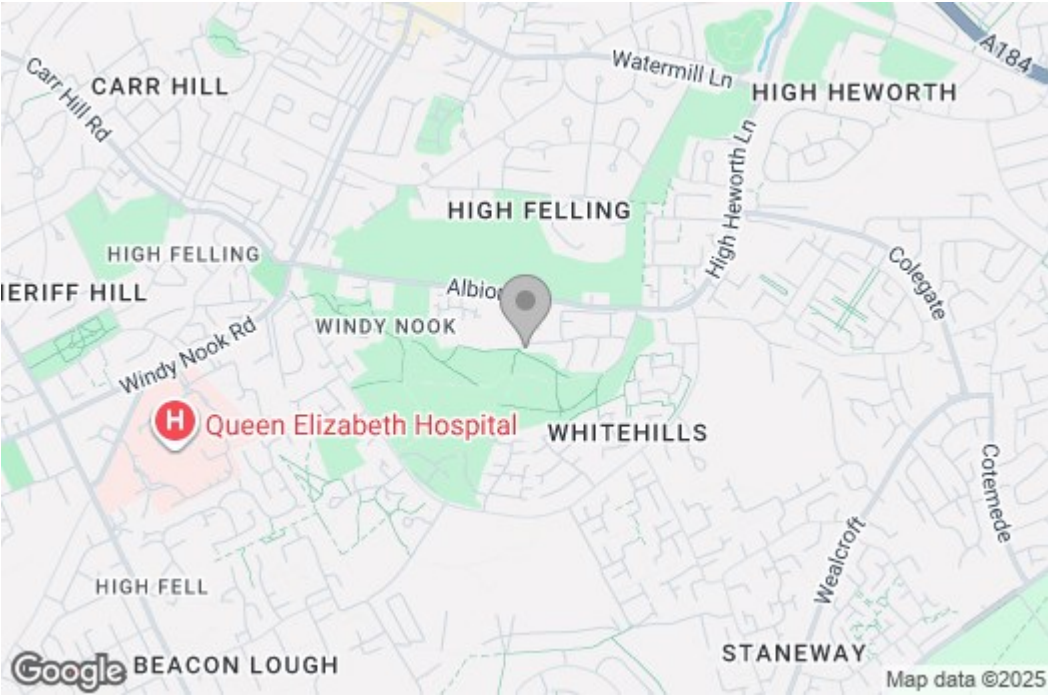
Property disclaimer

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



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.

Energy Efficiency Graph

