



## Denewell House Denewell Avenue, Gateshead, NE9 5HD

£195,000

Located on Denewell Avenue within central Low Fell, we are delighted to bring to the market this superb conversion apartment which is very grand, spacious and will appeal to someone looking to downsize. The property has off road parking for one car and features two large double bedrooms. The accommodation briefly comprises; Communal reception hallway, apartment lobby, open plan kitchen with dining area, spacious grand living room with bay window, shower room/wc, additional guest wc and two double bedrooms. The second bedroom features a walk in wardrobe. There is also an additional communal laundry room. This apartment is available with no chain and benefits from double glazing and gas central heating via a combi boiler. Viewing is highly recommended.



### COMMUNAL RECEPTION HALLWAY

With access via a secure intercom system. The communal hallway opens into the apartment and there is also access into a very useful communal laundry room. There is also a large under stairs secure storage cupboard which is shared with one other apartment.

### COMMUNAL LAUNDRY ROOM

This can be used by all four apartments.

### APARTMENT LOBBY

With access from the communal hallway, there is a built in storage cupboard perfect for coat storage. An opening leads into the kitchen/dining room.

### KITCHEN / DINING ROOM

15'0" x 16'6" (4.58 x 5.03)



A spacious open plan area. The kitchen is fitted with a range of floor and wall units with working surfaces. A sink unit is fitted with a mixer tap. Built in appliances include a gas hob with an oven fitted below and extractor fan fitted above. The splash backs are tiled. There is a space/ provision for a dining table and internal doors open from the kitchen diner into all of the other rooms within the apartment.

### LOUNGE

16'0" x 17'6" (4.90 x 5.35)



Access directly from the kitchen/diner via double timber glazed doors. This is a beautiful, grand living room which features a large bay window which overlooks the front aspect. Coving is fitted to the ceiling, there is a picture and dado rail fitted to the walls. Two radiators.

### SHOWER ROOM/WC

5'5" x 10'10" (1.66 x 3.31)



With a low level wc, wash hand basin with cupboards fitted below, double sized walk in shower unit with a shower fitted inset. Double radiator and part tiled walls.

### DOUBLE BEDROOM ONE

14'10" x 11'9" (4.53 x 3.59)



This double bedroom has a radiator and a double glazed window overlooks the front aspect.

### DOUBLE BEDROOM TWO

11'9" x 11'3" (3.59 x 3.45)



This double bedroom has a radiator and a double glazed window overlooks the side aspect. Walk in wardrobe area fitted within the wardrobe units.

## GUEST WC



With a Low level wc, wash hand basin and part tiled walls. Tiled floor.

### **External**

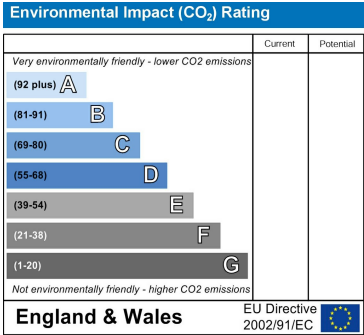
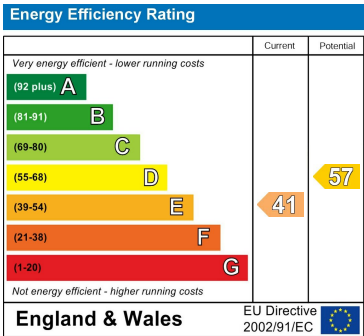
There is allocated parking for one car.

Floor Plan

Area Map



Energy Efficiency Graph



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