



17 Park View Avenue, Low Fell, NE9 5EN

£995

Immaculately presented semi-detached house situated on Park View Avenue within this popular new development in Low Fell. The property is warmed via gas central heating and has the benefit of double glazing. The spacious accommodation comprises: entrance hallway, living room, breakfasting kitchen with integrated double oven, washer/dryer and dishwasher, ground floor w/c. The first floor landing provides access to two bedrooms, dressing room/nursery and family bathroom with the master bedroom and en-suite located on the second floor. There is a low maintenance garden to the front and a lawned garden to the rear with patio. A driveway and garage are at the rear of the home with an Atelier above the garage providing an ideal home office or den. Viewings are highly recommended to fully appreciate this lovely home.

Entrance hall way

A composite front entrance door provides access to the hallway, with a convector radiator and staircase leading to the first floor landing.

Living room

13'11" x 11'8" (4.25 x 3.56)

Convector radiator, under stair storage cupboard and a window to the front.

Kitchen/breakfast room

15'8" x 11'6" (4.78 x 3.50)

Base and eye level units with contrasting work surfaces, integrated double oven, gas hob and chimney style cooker hood, one and a half bowl stainless steel sink unit, integrated washer/dryer and dishwasher, concealed boiler, convector radiator, window and French doors to the rear.

Ground floor WC

Low level WC, pedestal hand wash basin, tiled effect laminate flooring, convector radiator and a window to the side.

First floor

Landing with a built in cupboard housing the tank, two convector radiators, a window to the front and access to the internal hallway with staircase leading to the second floor.

Dressing room/nursery

7'5" x 7'0" (2.26 x 2.13)

Convector radiator and a window to the rear.

Bedroom three/office

9'9" x 6'11" (2.97 x 2.11)

Convector radiator, window to the rear.

Family Bathroom

Tiled panelled bath with shower over, pedestal wash basin, low level WC, partial tiling to the walls, tiled floor, integrated spotlights, radiator and extractor.

Bedroom two

10'4" x 9'4" (3.14 x 2.85)

Convector radiator and a window to the front.

Second floor

With open access into the master bedroom

Master bedroom

15'10" x 15'5" (4.82 x 4.69)

Built in wardrobes, convector radiator, window to the front and an en suite.

En suite

Shower cubicle, pedestal wash basin, low level WC, tiled splash backs, tiled floor, convector radiator, Velux window.

External

There is a terraced garden to the front and a lawned rear garden with a paved patio area and pathway with an access bridge leading to the Atelier.

Atelier

17'10" x 17'9" (5.44 x 5.40)

Laminate flooring, power and lighting and French doors to the Juliette balcony.

Parking

There is a driveway to the rear and a single garage with a remote control up and over door, power and lighting.

Agent Note

Holding Fee:

To hold this property from other viewings while references are carried out we take one weeks rent as a holding deposit.

Upfront Costs:

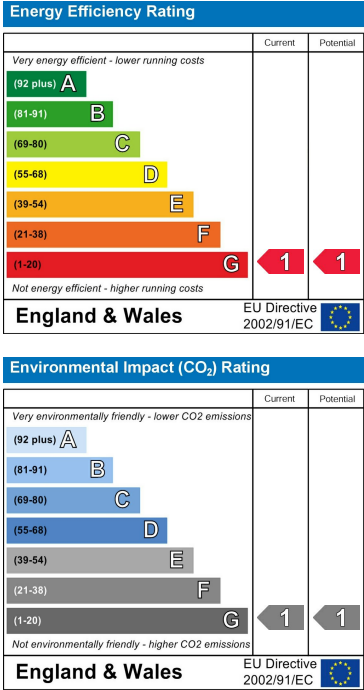
1 Months rent upfront

1 Months rent bond to be held in secure bond scheme

Floor Plan

Area Map

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.