



## 11 Deneside Avenue, Low Fell, NE9 6AD

Offers Over £335,000

Immaculately presented semi-detached house which has been tastefully extended and refurbished by the current vendors. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. Extras are negotiable and the spacious accommodation comprises: entrance hallway, living room with an open fire and exposed brick to the chimney breast, family room with an open fireplace, bespoke breakfasting kitchen with integrated appliances including a double oven, microwave, dishwasher and coffee machine. A handy utility room has access into the ground floor cloakroom/wc and storage garage. The first floor landing provides access into the master bedroom with bespoke furniture fitted into the alcoves, four further bedrooms with one having plumbing installed to accommodate an en-suite, family bathroom with a Jacuzzi style bath. There is a driveway and garden to the front of the home and a South facing, low maintenance garden to the rear with a pergola, summerhouse and water feature. Viewings are highly recommended to appreciate this fantastic family home.



## Entrance Hallway



With solid wood flooring, ornate cast iron radiator, under stair storage cupboard and a staircase leading to the first floor.

## Living Room

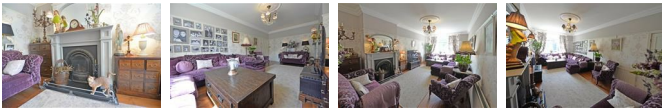
14'8" x 12'5" (4.49 x 3.81)



A very tranquil room with an open fireplace and exposed brick to the chimney breast, solid wood flooring, ceiling cornice, single radiator, and a walk in bay window overlooking the front aspect.

## Family Room

22'1" x 11'4" (6.74 x 3.46)



Ceiling cornice and rose, open fireplace with a feature surround, solid wood flooring, double radiator, window overlooking the rear aspect.

## Breakfasting Kitchen

18'10" x 14'4" (5.75 x 4.39)



Bespoke units with wood work surface, integrated double oven, microwave and coffee maker, central breakfast bar with a ceramic sink, integrated dishwasher and marble surface, an ornate cast iron radiator, solid wood flooring, three Velux windows and French doors with Plantation blinds opening onto the rear patio.

## Utility Room

Plumbed for a washing machine, tiling to the floor, double radiator, access to the garage storage area.

## Ground Floor Cloakroom/WC

Low level w/c and wash basin, partial tiling to the walls, extractor.

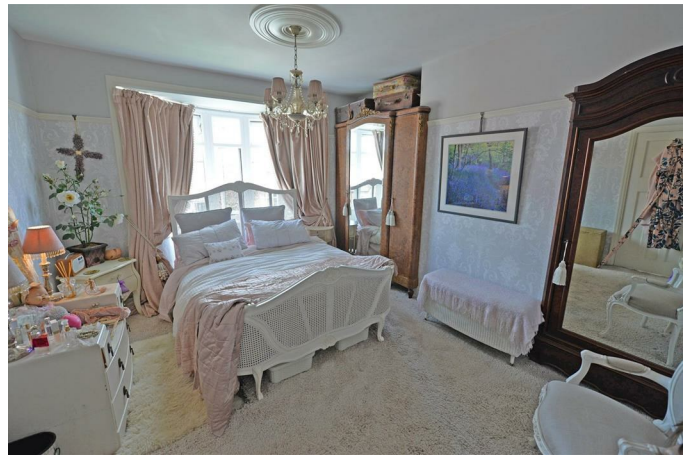
## First Floor



Landing with loft access which is floored for storage.

## Master Bedroom

15'6" x 10'11" exc alcoves (4.74 x 3.33 exc alcoves)



Fitted furniture to both alcoves, single radiator, walk in bay window overlooking the front elevation.

## Bedroom Two

12'2" x 12'1" (3.71 x 3.69)



Recess for storage, single radiator, window overlooking the rear elevation.



### Bedroom Three

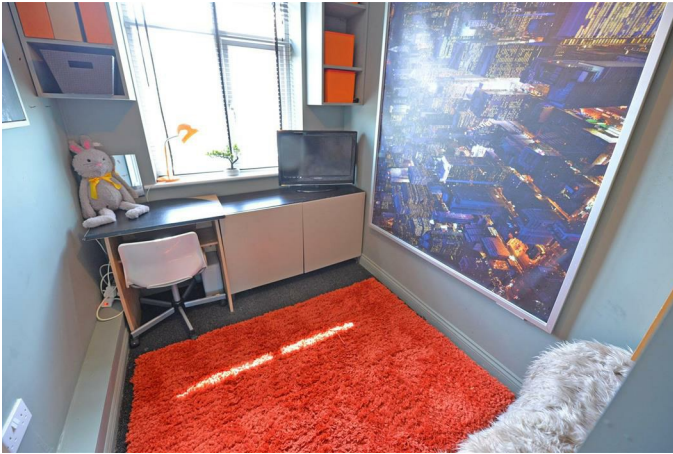
8'2" x 8'0" (2.51 x 2.45)



Picture rail, fitted wardrobes, single radiator, window overlooking the front elevation.

### Bedroom Four

13'6" x 6'5" (4.13 x 1.97)



Radiator, window overlooking the front elevation.

### Bedroom Five

13'3" into recess x 6'4" (4.04 into recess x 1.95)



Built in overhead storage units, double radiator, window overlooking the rear elevation. The vendor informs us that there is plumbing insitu to accommodate an en-suite.

### Family Bathroom

7'10" x 7'9" (2.39 x 2.37)

Jacuzzi style panelled bath with shower over, vanity style hand wash basin and w/c, partial wood panelling, tiled floor, cast iron radiator with towel warmer, window to the rear with shutter blinds.

### External



There is a garden to the front and a driveway providing off street parking. The rear garden is low maintenance, paved with a Pergola and Summerhouse providing an idyllic setting.

### Property disclaimer

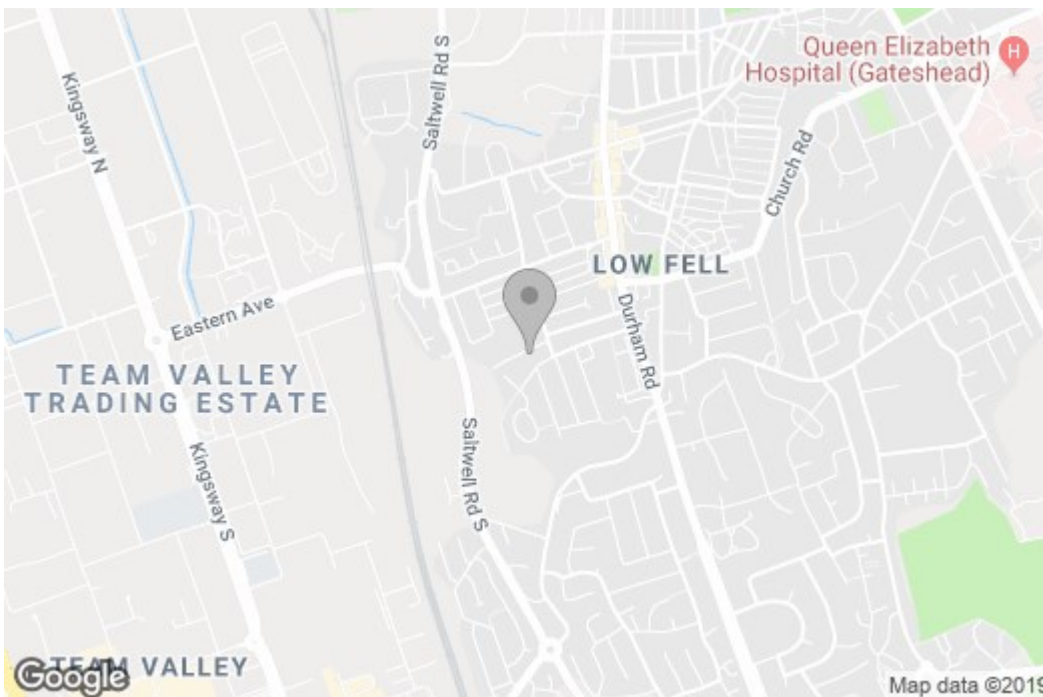
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### Tenure

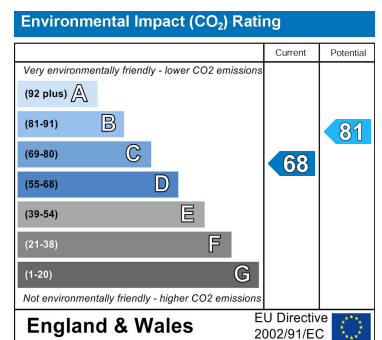
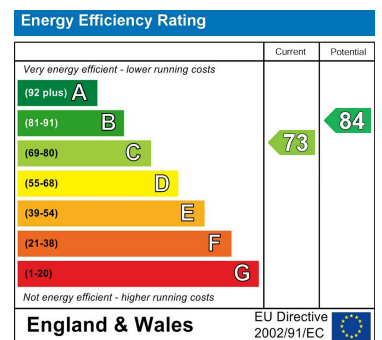
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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