



Langdale Road, Low Fell, NE9 5RN

£319,950

Detached house occupying this fantastic elevated position on Langdale Road within this sought after location. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. The accommodation comprises: entrance porch, hallway, wet room, living room with a gas stove style fire to the inglenook, kitchen with a central island, integrated double oven, wine fridge, dishwasher and washing machine, conservatory with a wall mounted living flame effect fire. The first floor landing provides access into the master bedroom with fitted wardrobes, three further bedrooms and family bathroom. The loft has been floored and measures 8m x 2.14. There is a driveway to the front providing parking for up to 3 cars, a garage with an electric roller shutter door, a bike shed with lighting, low maintenance paved garden, side pathway with outhouses and a garden which is laid to lawn with a lovely sun terrace. Extras are negotiable and viewings are essential to appreciate this superb family home.

Front Entrance Porch

A uPVC front entrance porch with laminate flooring provides access into the hallway.

Entrance Hallway

With a radiator, laminate flooring and under stairs storage.

Wet Room

8'0" x 5'7" (2.46 x 1.71)



Shower, hand was basin, low level WC, tiling to the walls and floor, towel warmer and a window to the rear.

Living Room

21'11" x 11'8" (6.70 x 3.58)



Coving to the ceiling, 2 radiators, inglenook with gas stove, bow windows overlooking the front and side elevations.

Kitchen/ Breakfast Room

13'7" x 11'8" (4.15 x 3.58)



Base and eye level units with a central island which has a five burner gas hob and chimney style cooker hood. There is an integrated double oven, wine fridge, dishwasher and washing machine, 1.5 bowl sink, concealed boiler, housing for an American style fridge freezer, tiled floor, window to the side and open access into the conservatory.

Conservatory

18'7" x 10'2" (5.68 x 3.10)



Laminate flooring, wall mounted living flame effect fire, double radiator and an exit door to the rear.

First Floor



Landing with loft access (the loft measures 8m x 2.14m, it is fully floored and has a light).

Master Bedroom

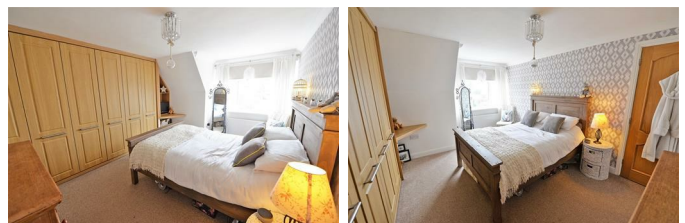
14'7" x 11'11" (4.47 x 3.64)



Fitted wardrobes to 1 wall, single radiator, window to the side and a bow window overlooking the front elevation.

Bedroom Two

12'9" x 11'4" (3.90 x 3.46)



Fitted wardrobes to 1 wall, single radiator, window to the side offering lovely views.

Bedroom Three (Ground floor)

13'4" x 7'10" (4.07 x 2.41)



Ceiling cornices, radiator and a window overlooking the rear elevation.

Bedroom Four/Study

6'9" x 6'0" (2.06 x 1.85)

Radiator and a window overlooking the side elevation.

Family Bathroom

7'6" x 5'10" (2.31 x 1.78)



Free standing bath with a waterfall tap and shower, vanity hand wash basin, low level WC, tiling to the walls and floor, towel warmer and a window to the rear.

External



There is a driveway to the front providing off street parking for up to 3 cars, a garage, a bike shed with lighting, a low maintenance paved patio garden to the side with a paved pathway which has 2 outhouses and an access gate to the rear. There is a front garden which is laid to lawn and has borders, a paved pathway and a paved sun terrace.

Garage

19'10" x 11'3" (6.07 x 3.43)

Electric roller shutter door, power, lighting and storage.

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.

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



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Energy Efficiency Graph

