



1 Gainsford Avenue, Low Fell, NE9 6HR

£384,950

Stunning semi-detached house situated on Gainsford Avenue within this rare to the market area of Low Fell. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. The spacious accommodation comprises; front entrance porch, impressive entrance hallway, lounge with feature fireplace, an 8.2m length living room, dining room, L shaped breakfasting kitchen with an integrated double oven and dishwasher. The first floor landing provides access into the master bedroom with Sharps fitted furniture and an en-suite, 3 further bedrooms, 1 of which is currently used as an office, and a family shower room with a double shower unit. There is a gated driveway and garden to the front and a well stocked, low maintenance garden to the rear. There is also a garage to the front providing further off street parking and viewings are highly recommended to appreciate this fantastic family home.

Entrance Hallway



A uPVC front entrance door provides access into the hallway which has laminate flooring, a double radiator, staircase leading to the first floor and double doors opening into the living room.

Lounge

27'1" x 11'10" (8.26m x 3.61m)



Ceiling cornice, living flame effect electric fire with feature fireplace, 2 central heating radiators, feature lighting, walk in bay window overlooking the rear aspect and a window overlooking the front garden.

Dining Room

9'2" x 8'0" (2.80 x 2.46)



Tiled effect flooring, double radiator, window overlooking the rear aspect.

Breakfasting Kitchen

18'2" x 27'6" (5.55 x 8.40)



The measurements reduce to 3.41 and 3.32. An L shaped kitchen with base and eye level units and contrasting butchers block work surfaces, ceramic hob and chimney style cooker hood, 1.5 bowl stainless steel sink which is plumbed for an integrated dishwasher, eye level double oven, tiled effect laminate flooring, walk in bay window to the front, vertical radiator, double radiator and access stairs into the dining room.

Living Room

27'1" x 11'10" (8.28 x 3.61)



This room is open plan to the kitchen and provides a lovely second living room/family room. There is a radiator and a double glazed window overlooking the front aspect.

First Floor

Landing with loft access (the loft is partially floored for storage).

Master Bedroom

14'9" x 9'1" (4.52 x 2.78)



Sharps fitted wardrobes with matching bed side cabinets, vertical radiator and a walk in bay window overlooking the front elevation.

En suite

10'0" x 5'4" (3.06 x 1.63)



Paneled bath with shower and rainfall shower over, low level WC, pedestal wash basin, partial tiling to the walls, tiled effect laminate flooring, single radiator and a window to the rear.

Bedroom Two

14'7" x 13'0" (4.47 x 3.97)



Picture rail, fitted mirrored wardrobes, double radiator, a walk in bay window overlooking the front elevation offering views over the dean.

Bedroom Three

12'0" x 10'6" (3.66 x 3.21)



With a feature fireplace to the chimney breast, overhead storage, single radiator and a window overlooking the rear elevation.

Bedroom Four/ Office

8'5" x 5'6" (2.57 x 1.68)

Recessed shelving, single radiator, window overlooking the rear aspect.

Shower Room

8'1" x 7'3" (2.48 x 2.22)



Double shower unit, pedestal wash basin, low level WC, tiling to the walls, tiled floor, towel warmer and a window to the rear.

External

There is a gated driveway to the front and well stocked gardens to the front and the rear.

Garage

15'10" x 10'2" (4.85 x 3.10)

Roller shutter door with power and lighting, plumbed for a washing machine and an internal door leads into the dining room.

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

GROUND FLOOR

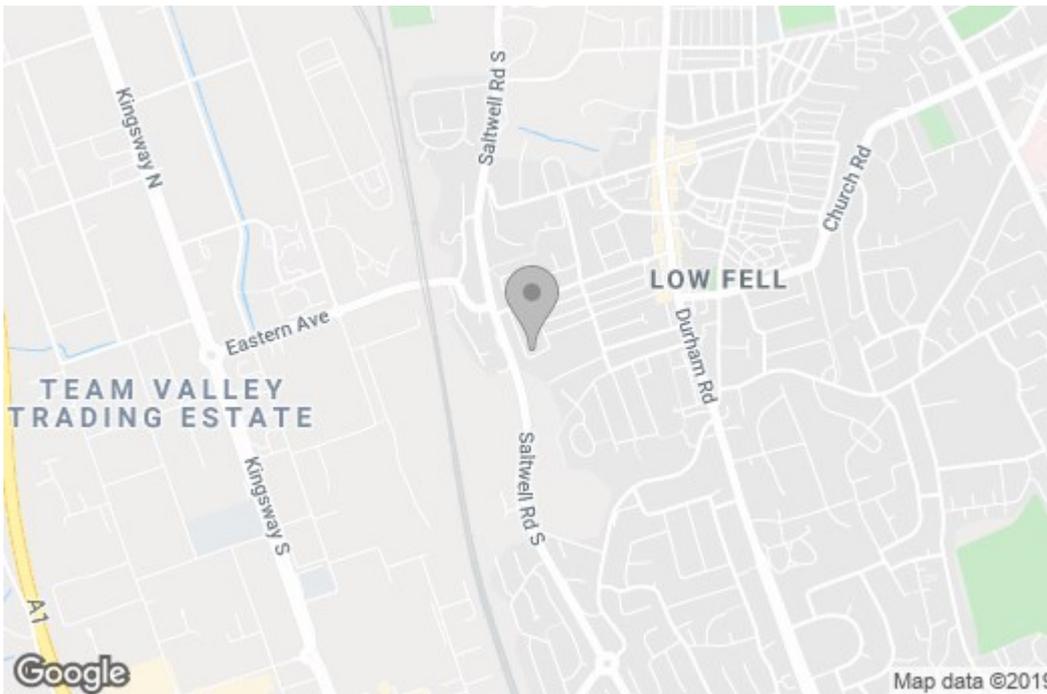


1ST FLOOR

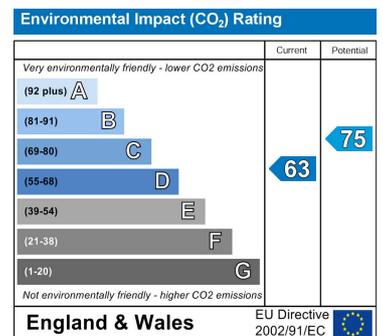
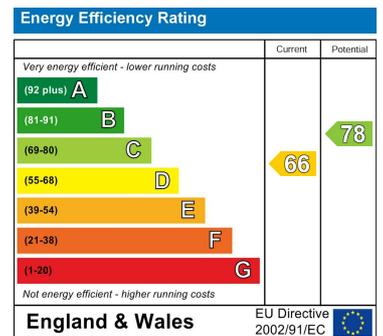


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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