

## 4 Alverstone Avenue, Low Fell, NE9 6EU

£265,000

A beautifully appointed extended 1930s semi-detached house featuring a westerly faced garden and offering lovely views to the rear. The property is warmed via gas central heating and has the benefit of uPVC double glazing and a security alarm system. This spacious accommodation comprises entrance hallway, lounge with an inglenook and gas burning stove, dining room with parkay flooring and a feature fireplace, extended kitchen with an integrated oven. The first floor landing provides access into the master bedroom, 2 further good sized bedrooms and bathroom. There is a brick block paved garden and driveway to the front and a single garage. The rear garden is laid to lawn and there are cellars beneath the property which are ideal for storage. Viewings are highly recommended to appreciate this substantial family home.



## Entrance Hallway



Front entrance door provides access into the hallway which has a tiled floor, radiator and a staircase leading to the first floor landing.

## Lounge

14'6" x 12'11" (4.42 x 3.96)



The measurements are into the bay window and the alcoves. With an inglenook and gas burning stove, picture rail, sanded floor boards and a walk in square bay window overlooking the rear aspect.

## Dining Room

13'5" x 13'1" (4.09 x 3.99)



Adams style fireplace with a cast iron and fire inset, parkay wood flooring, picture rail and a window overlooking the front aspect.

## Extended Kitchen

19'7" x 8'3" (5.99 x 2.54)



The kitchen has been extended with a provision for a breakfast area. Base and eye level units with contrasting work surfaces including a Belfast sink with mixer tap, integrated oven with gas hob, built inn storage cupboard, tiled splash backs, tiling to the floor, 2 radiators, windows and roof lights overlooking the rear aspect.

## First Floor



Landing with a storage cupboard and a window overlooking the side elevation.

## Master Bedroom

13'6" x 10'7" (4.14 x 3.25)

Measured into the bay window and alcoves. Feature cast iron fire place, built in wardrobes, radiator and a walk in bay window overlooking the front elevation.

## Bedroom Two

12'11" x 12'0" (3.96 x 3.68)



Storage cupboard to alcove, cast iron fireplace, radiator, window overlooking the rear elevation with a pleasant outlook.

### Bedroom Three

8'2" x 7'6" (2.49 x 2.29)



Radiator and window overlooking the front elevation.

### Bathroom



Bathroom has been refurbished in the last 18 months and comprises; paneled bath with an electric shower over, low level WC, hand wash basin, tiling to the splash back and floor, radiator and a window.

### Garage

11'8" x 8'0" (3.56 x 2.46)

With an up and over door, storage cupboard and tap.

### Cellars

With external access to the cellars via the rear garden and power and lighting is installed.

### External



There is a good sized brick block paved driveway to the front of the home which is gated with off road parking for 2 cars. The front garden is also well stocked with plants and shrubs. The rear garden is westerly facing, set to lawn with a patio area and well stocked borders.

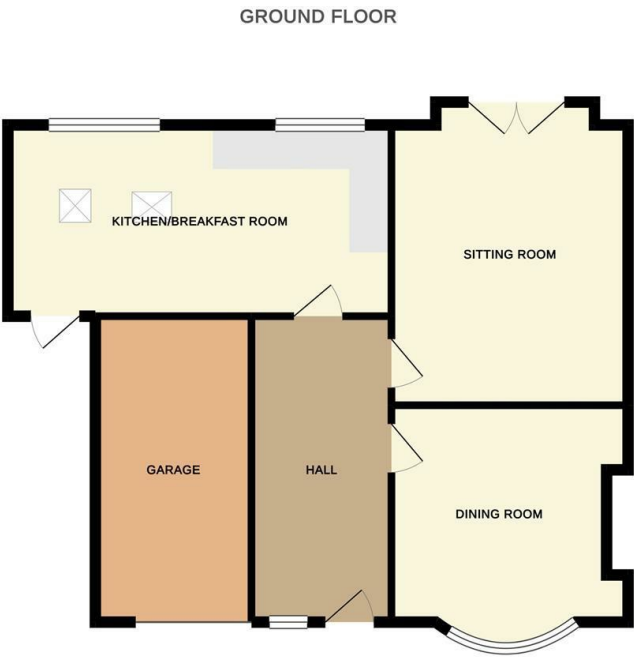
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### Tenure

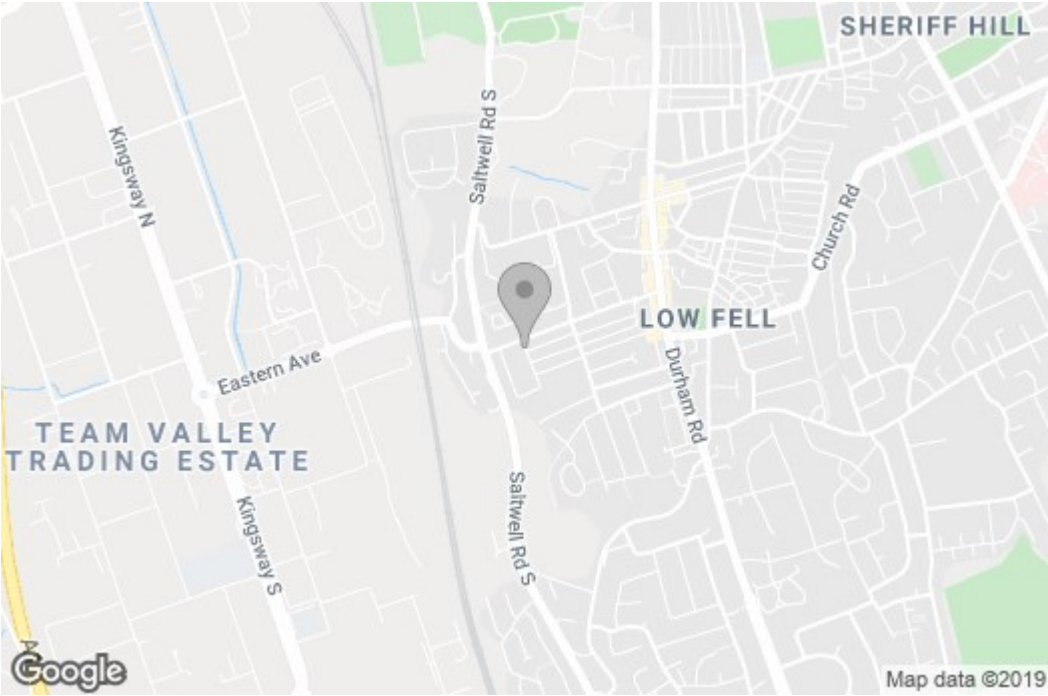
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Floor Plan

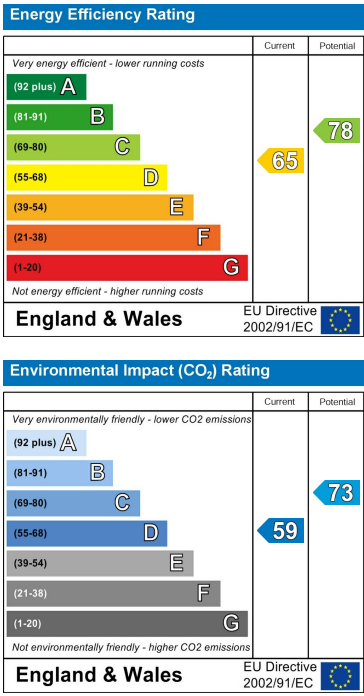


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Area Map



Energy Efficiency Graph



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