



## 26 Alderley Road, Gateshead, NE9 6DN

Offers Over £249,950

Situated in a desirable cul de sac within Low Fell and featuring a lovely outlook, we are pleased to bring to the market this 1930's semi detached house which is situated on an elevated position at the bottom of this quiet street. The house is immaculate throughout and will be ideal for a family or young couple. The house briefly comprises; entrance hallway, lounge, dining area which is open plan with a luxury fitted kitchen with built in appliances. Upstairs there are three bedrooms and a four piece family bathroom/wc with a walk in shower unit. Stunning gardens are located to both sides and there is also a side hard standing patio area with access to the rear garden from the front. The house is warmed via gas central heating and has the benefit of double glazing. Viewings are highly recommended to appreciate this stunning home.



## Entrance hallway

1.99 x 4.68



Access to the house is via a double glazed door with a double glazed window to the side. There is a radiator and a staircase which leads to the first floor.

## Lounge

3.72 x 4.10



Coving is fitted to the ceiling, picture rail, radiator and a double glazed bay window overlooks the front garden offering a lovely aspect.

## Kitchen / dining room

3.57 x 5.88



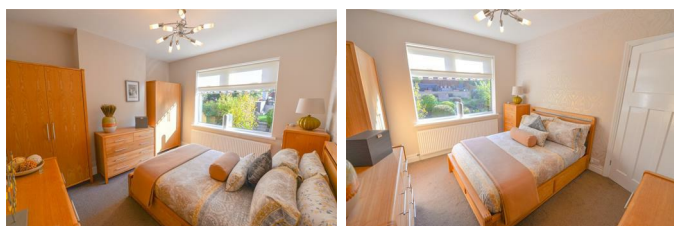
Maximum measurement narrows to 3.25 and 2.31. The kitchen area is fitted with a modern range of high gloss units with soft close drawers and a single sink unit which is fitted with a mixer tap. Integrated appliances include a ceramic hob with stainless steel extractor hood, an electric oven with a microwave above. There is an under stairs storage cupboard and a double glazed window overlooking the rear garden. The dining area has a double radiator and French doors which open into the rear garden.

## First floor

Landing with loft access.

## Bedroom one

3.43 x 3.46



With a radiator and a double glazed window which overlooks the rear garden.

## Bedroom two

14'3" x 10'5" into bay (4.36 x 3.20 into bay)



With a radiator and a double glazed bay window which overlooks the front and offers a lovely aspect.

## Bedroom three



With a radiator and a double glazed window overlooking the front garden and lovely aspect.

## Family bathroom/wc

2.26 x 2.43



With a four piece white suite which briefly comprises; low level wc, wash hand basin, paneled bath and a corner shower unit which is fitted with a shower above. There is a radiator and a double glazed window overlooking the side aspect.

## External



There is a garden to the front which is laid to lawn and

has graveled borders. The rear garden is tiered and has a lawn, mature borders, a private raised sun terrace and a garden shed.

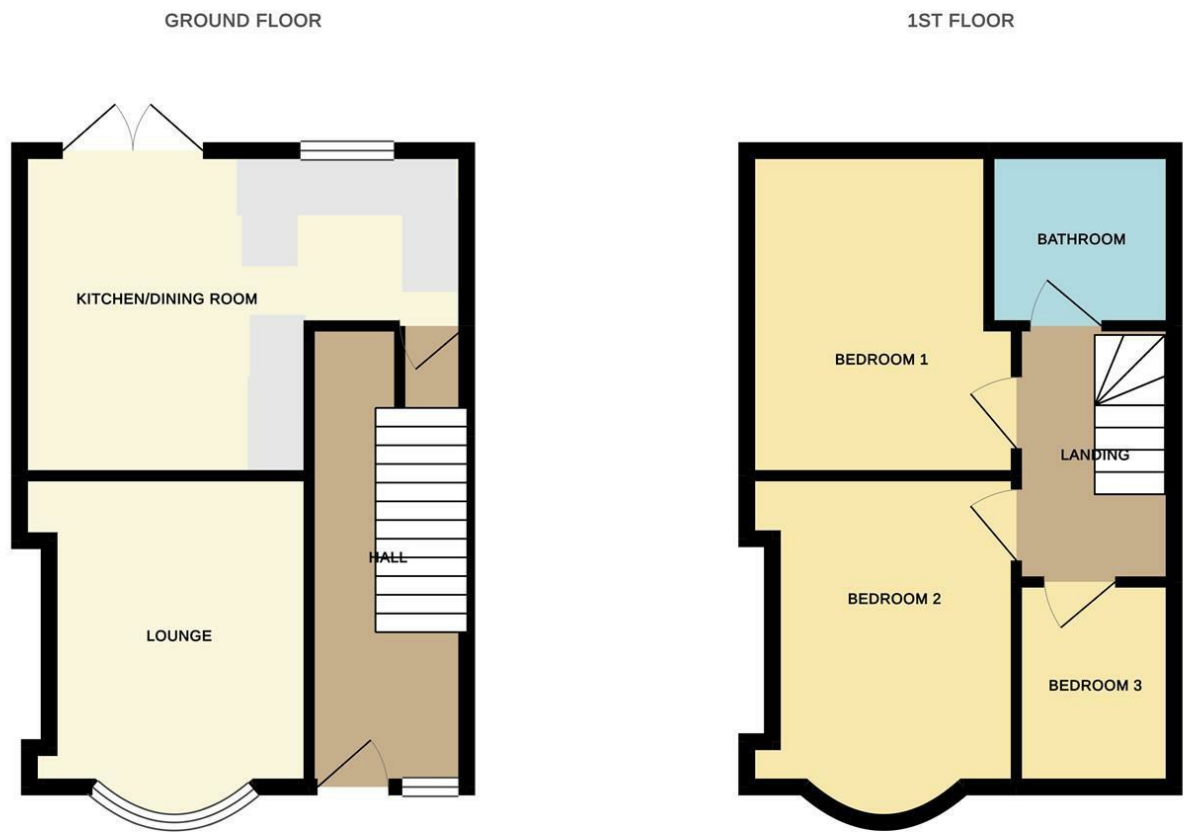
### **Property disclaimer**

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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

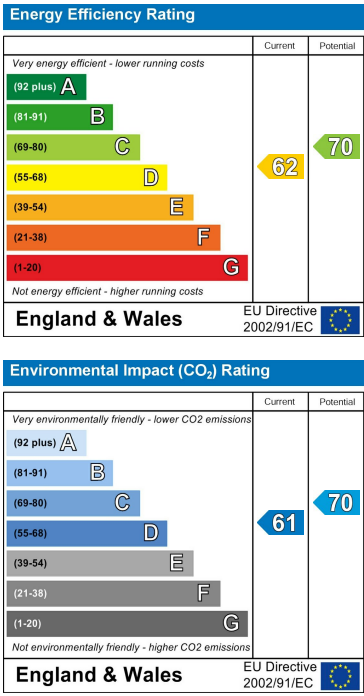


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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