



## 54 Coleridge Avenue, Low Fell, NE9 6EN

Offers In Excess Of £224,950

Immaculately presented semi-detached house situated on Coleridge Avenue within this sought after area of Low Fell. The property is warmed via gas central heating and has the benefit of uPVC double glazing.

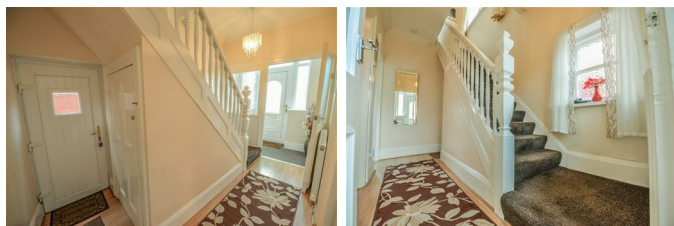
Extras are negotiable and the accommodation comprises: front entrance porch, hallway, lounge with a living flame effect fire, breakfasting kitchen with a wall mounted fire and bespoke storage cupboards. The first floor landing provides access into the master bedroom with fitted wardrobes, two further bedrooms and family bathroom. There is a low maintenance garden to the front with an Astro Turf lawn and South facing garden to the rear which is laid to lawn and has double gates opening onto the driveway providing ample off street parking. Viewings are essential to appreciate this lovely family home.



### Entrance Porch

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

### Entrance Hallway



With laminate flooring, under stair storage cupboard and a uPVC exit door opening onto the rear garden.

### Sitting Room

15'0" x 13'5" (4.59 x 4.09)



Ceiling cornice, living flame effect gas fire with a marble surround, insert and hearth, double radiator and a lovely square bay window overlooking the front aspect.

### Dining Kitchen

18'7" x 11'8" (5.67 x 3.57)



Base and eye level units with contrasting work surfaces, partial tiling to the walls, wall mounted electric fire, Bespoke cupboards to alcoves, radiator, windows overlooking the rear aspect.

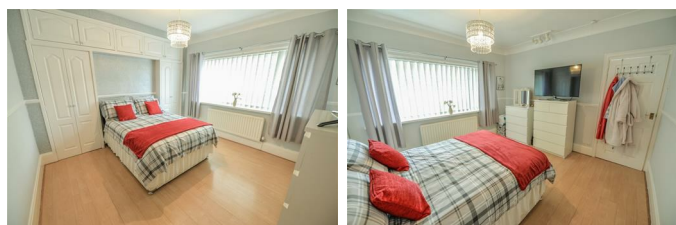
### First Floor



Landing with a window overlooking the side elevation.

### Master Bedroom

12'2" x 11'10" (3.73 x 3.62)



Coving to the ceiling, fitted wardrobes with overhead storage, laminate flooring, double radiator, window overlooking the rear elevation.

### Bedroom Two

12'1" x 10'5" (3.70 x 3.20)



Built in wardrobes, window overlooking the front elevation.

### **Bedroom Three**

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



Coving to the ceiling, laminate flooring, single radiator, window overlooking the front elevation.

### **Bathroom**



Panelled bath with electric shower over, low level w/c, pedestal hand wash basin, tiling to the walls and floor, loft access and a window overlooking the rear elevation.

### **External**



There is an Astro turf lawn to the front of the home and a South facing garden to the rear which is laid to lawn, has two garden sheds and double gates opening onto a driveway providing ample parking.

Floor Plan

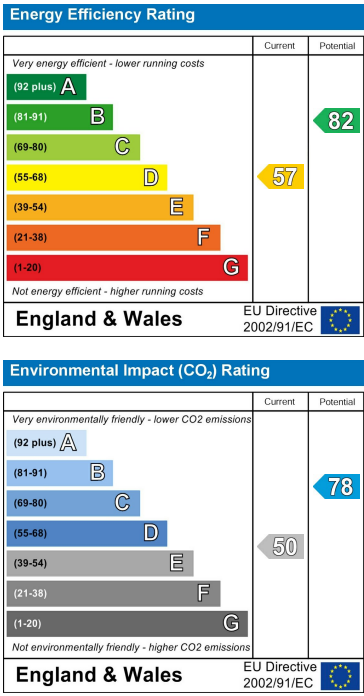


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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