

## 54 Joicey Road, Low Fell, NE9 5HN

£225,000

Situated within a central location within Low Fell, we are delighted to offer for sale this double fronted period end terraced house which is available with no chain and will suit a buyer who is looking to develop a home to their own style. The house is located on Joicey Road and provides fantastic access for St Peters School and Kells Lane primary school. Gas central heating is via a combi boiler and the accommodation briefly comprises; entrance reception hallway, lounge with bay window, dining room/ sitting room and a kitchen area. To the first floor there is a large L shaped landing which opens into three bedrooms and a bathroom with a separate WC. Located beneath the house there is a basement which covers the whole of the floor space and provides fantastic storage. Externally, there is a west facing yard with a car port providing parking for one car via an electric roller shutter door. The house does require modernisation and we highly recommend a viewing.



## Entrance Hallway



Access to the home is via a stained glass door. A stained glass window overlooks the front aspect. Radiator and a period staircase leads to the first floor accommodation.

## Lounge

17'9" x 13'2" (5.42 x 4.03)



Bay window which overlooks the front aspect, radiator and a gas fire. Coving is fitted to the ceiling.

## Sitting Room / Dining Room

9'11" x 18'0" (3.04 x 5.50)



With a radiator and a bay window which overlooks the front aspect.

## Kitchen

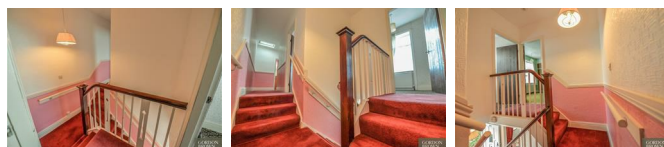
14'4" x 8'0" narrow 5'10" (4.38 x 2.44 narrow 1.78)



Fitted with floor and wall units including a sink unit. Tiled splash backs and windows overlooks the side aspect. Radiator and an external door opens outside down the yard and car port area.

## Basement

## First Floor Landing



Landing.

## Bedroom One

14'7" x 13'2" (4.45 x 4.03)



With fitted wardrobes, radiator and a window overlooks the front aspect.



### Bedroom Two

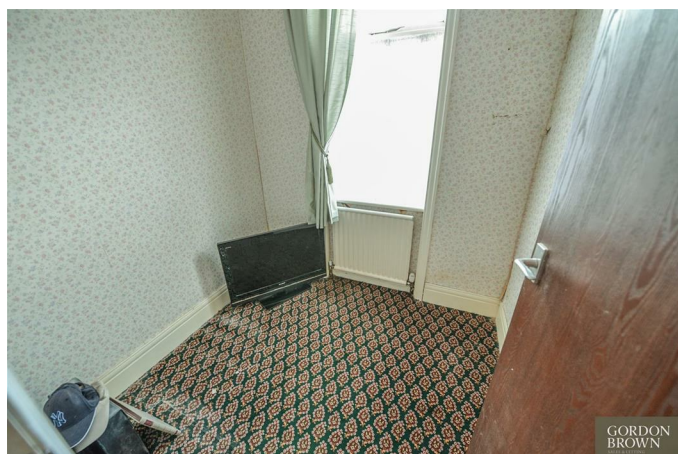
11'0" x 12'7" (3.37 x 3.86)



Radiator and a window which overlooks the front aspect.

### Bedroom Three

6'5" x 5'11" (1.96 x 1.81)



With a fitted wardrobe, a radiator and a window overlooks the front aspect.

### Bathroom

6'10" x 8'1" (2.10 x 2.48)



With a paneled bath, hand wash basin, radiator and a window overlooks the side aspect.

### Separate WC



With a low level WC and a window which overlooks the side aspect.

### Car Port

Off road parking is provided with an electric roller shutter garage door.

### External



At the front of the property there is a garden which is stocked with plants and shrubs. The side yard is westerly facing with a patio and a raised area which houses a garden shed. A door leads into the basement.

### 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

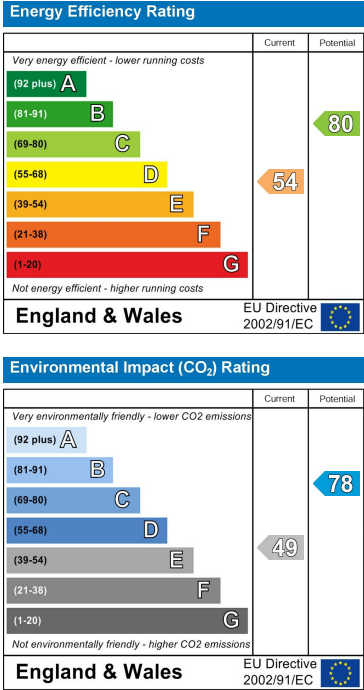
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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