



85 Church Road, Low Fell, NE9 5RH

£319,950

Delightful double fronted, detached dormer bungalow situated in this elevated position enjoying privacy and lovely views. 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 hallway, living room with a living flame effect electric fire, dining room with a living flame effect electric fire, kitchen with a recess to the chimney breast, utility/outhouse with walk in storage cupboard and a ground floor w/c, master bedroom with windows overlooking the side and rear aspects, one further double bedroom with built in wardrobes. The first floor landing provides access into the third bedroom which is also a double, family bathroom measuring 5.82m in length and a separate w/c. There are private gardens to the front, side and rear and viewings are highly recommended to appreciate this charming home.

Please note that planning for a garage and drive to the front of the home was granted years ago but did not go ahead at the time.

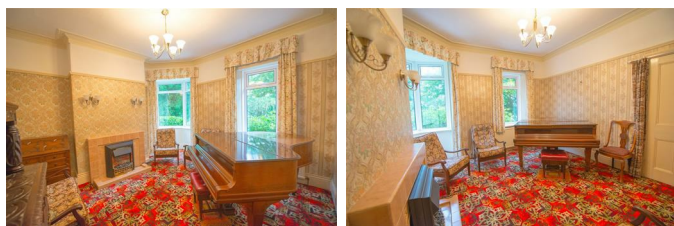
Front Entrance



A uPVC front entrance door provides access into the hallway which has parquet flooring and access into the inner hallway with a double radiator, and a staircase leading to the first floor.

Living Room

13'1" x 12'11" (3.99m x 3.94m)



Ceiling cornice and picture rail, living flame effect electric fire with a tiled surround and hearth, double radiator, window overlooking the side aspect and a walk in bay window overlooking the front aspect.

Dining Room

16'2" x 11'11" (4.93m x 3.64m)



Ceiling cornice, living flame effect electric fire with a feature surround with tiled insert and hearth, single radiator, walk in bay window overlooking the front aspect.

Kitchen

14'4" x 7'3" (4.39m x 2.21m)



Base and eye level units, built in cupboards recessed to the chimney breast, tiled hearth, walk in pantry, partial tiling to the walls, windows overlooking the side and front aspect.

Utility/Outhouse



With a walk in storage cupboard, uPVC exit doors to the side and rear and access into the ground floor w/c.

Master Bedroom

12'0" x 11'5" (3.66m x 3.48m)



Double radiator, windows overlooking the side and rear aspects.

Bedroom Two

11'9" x 10'3" (3.60m x 3.13m)



Built in wardrobes to one wall with overhead storage, double radiator, window overlooking the side and rear aspects.

First Floor



Landing with a Velux window and a window overlooking the rear aspect.

Bedroom Three

17'7" x 11'5" (5.37m x 3.50m)



With storage to the eaves and a dormer window overlooking the front aspect offering fantastic views.

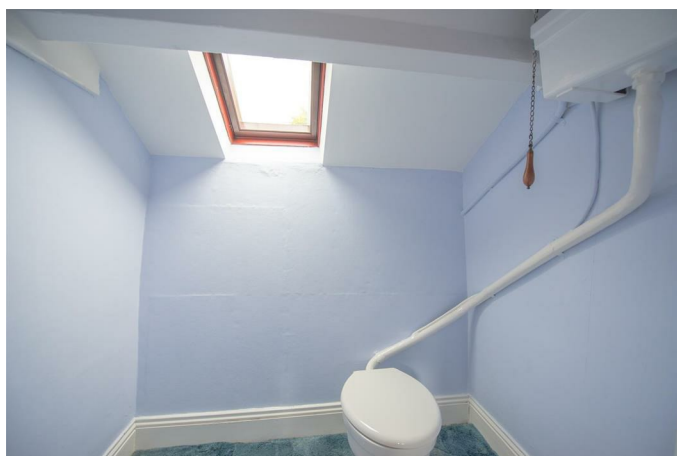
Family Bathroom

19'1" x 11'4" (5.82m x 3.47m)



Panelled bath with an electric shower over, pedestal hand wash basin, two radiators, wall mounted boiler, two built in storage cupboards, storage to the eaves, window overlooking the front elevation offering fabulous views.

Separate W/C



With a Velux window overlooking the front aspect.

External



There are private gardens to the front, side and rear.

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

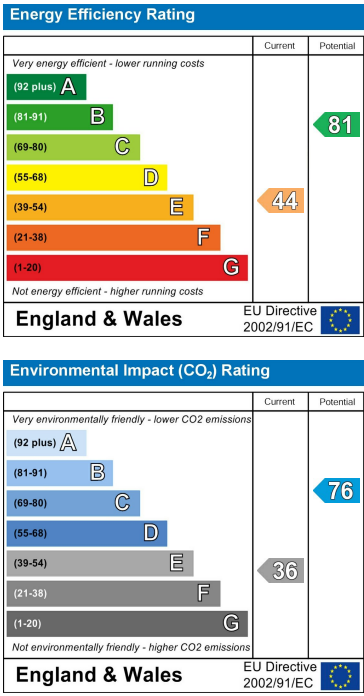
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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