



40 Beacon Street, Low Fell, NE9 5XN

£184,950

Situated on Beacon Street in central Low Fell, we are delighted to offer for sale this two storied, stone built upper maisonette which will be an ideal purchase for a first time buyer, young couples or persons looking to downsize. The house has undergone a major program of refurbishments which include a stylish bespoke open plan kitchen, there is a luxury four piece bathroom/wc and an additional guest wc is located just beyond the useful utility room. Features to note is upvc double glazing, the front windows features upvc sliding sash windows. There is gas central heating via radiators and a combi boiler.

The accommodation briefly comprises; entrance lobby, landing, lounge with bay window, open plan kitchen with dining area, utility room, guest wc and a third bedroom/home office. Upstairs there is two further bedrooms and a four piece bathroom/wc. Externally there is an enclosed yard to the rear which is south facing. Beacon Street is located with great access for all of the local amenities which Low Fell has to offer. The apartment is also located within the catchment area for Kells Lane Primary and St Peters Primary School's. An into real inspection is highly recommended.

ENTRANCE LOBBY

Access to the home is via a hardwood traditional door. There is feature panelled walls and a staircase leads to the first floor accommodation.

FIRST FLOOR LANDING

With a landing which has a staircase which leads to the top floor accommodation. Internal doors opens into the lounge, third bedroom and open plan kitchen/dining area.

LOUNGE

17'9" x 11'2" (5.42 x 3.41)

The lounge features a lovely double glazed bay window which overlooks the front aspect via sliding sash glazed windows. Radiator.

KITCHEN WITH DINING AREA

18'2" x 14'8" (5.54 x 4.49)

A stunning open plan room. The kitchen is fitted with a bespoke range of shaker style floor and wall units with working surfaces including a sink unit which is fitted with a mixer tap. Built in appliances includes a gas hob with an electric oven and extractor fan. There is also an integrated dishwasher. Spotlights are fitted into the ceiling, there is a radiator and double glazed windows overlooks the rear aspect. The whole area is fitted with parquet style lvt flooring and a door opens through into the utility area.

UTILITY ROOM

6'11" x 6'9" (2.11 x 2.06)

With a wall mounted combi boiler and recesses are provided for a washing machine and a tumble drier. There is a work bench and a double glazed window. A double glazed door provides access into the rear yard and an internal door opens into the guest wc.

GROUND FLOOR WC

4'0" x 5'2" (1.22 x 1.60)

With a low level wc and a wash hand basin with cupboard fitted below. The walls are tiled to a dado rail height, there is a radiator and a double glazed window.

BEDROOM THREE

7'9" x 6'9" (2.38 x 2.08)

With a radiator and a double glazed window overlooks the front aspect.

SECOND FLOOR

Landing - Access to both attic bedrooms and the bathroom/wc.

BEDROOM ONE

10'5" x 10'4" (3.20 x 3.17)

With a radiator and a double glazed roof window overlooks the rear aspect.

BEDROOM TWO

13'2" x 8'8" (4.03 x 2.66)

With a radiator and a double glazed window overlooks the front aspect.

BATHROOM/WC

8'6" x 5'10" (2.60 x 1.80)

With a lovely four piece suite which briefly comprises; wash hand basin, low level wc and a panelled bath is fitted with a mixer tap. There is also a walk in shower unit which is fitted with a boiler fed shower fitted inset. The walls are partly tiled, there is a radiator and a double glazed roof window overlooks the rear aspect.

EXTERNAL

At the rear of the home there is a south facing rear yard with a gate which leads to the rear lane.

Floor Plan

Area Map



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Energy Efficiency Graph

