

65 Dryden Road, Low Fell, NE9 5TR

Offers In Excess Of £249,950

Probably one of the best of its style to come to the market in recent months, we are delighted to offer for sale this exceptional Edwardian terraced house which is presented to an outstanding standard of decor. The vendors have refurbished this home to a lovely standard and the house simply must be viewed in order to fully appreciate the layout and quality of finish. The property is situated on Dryden Road within central Low Fell and is conveniently located within the catchment area for St Peters RC primary school and Kells Lane primary school. The house boasts many original and traditional features and benefits from double glazing and gas central heating is via a combi boiler with radiators. The accommodation briefly comprises; entrance lobby, reception hallway, lounge with bay window, stunning bespoke kitchen with dining area which steps down into a snug/tv room. Upstairs there is a landing which opens into a luxury four piece family bathroom/wc and three bedrooms. Externally there is a garden to the front. At the rear of the home there is a patio style garden with altricial grass and an area allocated with parking for one car. There is two outhouses located beneath the home which is perfect for storage. This home is exceptional and we have no hesitation in recommending an internal viewing.

ENTRANCE LOBBY

Access to the home is via a double glazed composite door. Coving is fitted to the ceiling and a lovely original stained glass door opens into the hallway.

RECEPTION HALLWAY

With period coving fitted to the ceiling, there is a radiator and the walls are fitted with lovely panelling. There is Amtico style flooring and a staircase leads to the first floor accommodation. Internal doors opens into the lounge and dining kitchen.

LOUNGE

17'5" x 13'9" (5.31 x 4.20)

Measurement is into the bay window and the alcoves. With period coving fitted to the ceiling. Both alcoves have been fitted with traditional style fitted cupboards and a period fireplace has been fitted to the chimney breast with a fire fitted inset. A double glazed window overlooks the front aspect with original moulding below. Radiator.

DINING KITCHEN

14'5" x 8'5" (4.40 x 2.57)

A stunning open plan area. The kitchen had been fitted with an extensive range of Shaker style floor and wall units with granite work surfaces including a sink unit which is fitted with a mixer tap. A range style cooker recess is fitted within the chimney breast with an ornate style mantle piece fitted above. Integrated appliances include a fridge freezer and a dishwasher. The flooring is Amtico style flooring, there is an ornate style radiator. A double glazed window overlooks the rear aspect. Fitted storage cupboards are located beneath the stairwell recess and open steps leads down to the snug/tv room.

SNUG / TV ROOM

8'9" x 10'9" (2.68 x 3.30)

This area is perfect as a second tv/sitting area. There is Amtico style flooring, a radiator and a double glazed window overlooks the rear aspect. A double glazed door opens into the rear garden.

FIRST FLOOR

With a landing which also features lovely panelled walls. There is a radiator and internal doors opens into three bedrooms and the family bathroom/wc.

BEDROOM ONE

11'3" x 14'4" (3.45 x 4.37)

With a radiator and a double glazed window overlooks the front aspect. A cast iron fireplace is fitted to the chimney breast.

BEDROOM TWO

14'4" x 11'10" (4.38 x 3.61)

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

BEDROOM THREE

10'9" x 6'5" (3.29 x 1.97)

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

BATHROOM/WC

With a modern white four piece suite which briefly comprises; low level wc, free standing bath with exposed claw feet. There is a central mixer tap and a hand held shower attached. The wash hand basin is also fitted with a mixer tap and a shower unit is fitted with a boiler fed shower fitted inset. The floor and walls are tiled, there is a towel rail and a double glazed window.

EXTERNAL

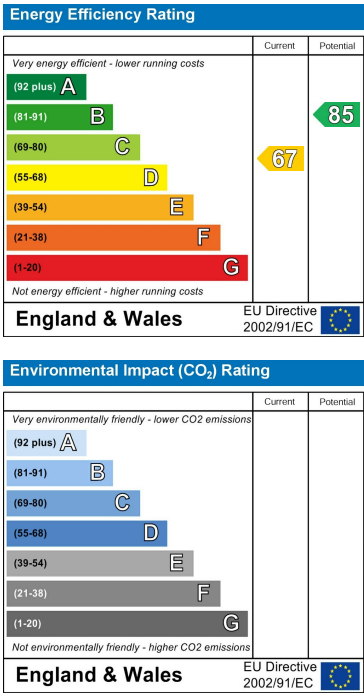
At the front of the home there is a small town style garden with artificial lawn and stocked borders with plants and shrubs. At the rear there is a lovely southerly facing yard which features an artificial lawn with patio areas. The rear is also facing a Westerly aspect perfect for sunny afternoons. Off road parking is provided for one car and is accessed via a roller shutter door. Beneath the house, there is two storage outhouses perfect for additional storage.

Floor Plan

Area Map



Energy Efficiency Graph



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