

6 Kinfauns Terrace, Gateshead, NE9 5XJ

£210,000

Well presented stone built terraced house situated on this desirable pedestrianized street within this sought after area of Low Fell. The property is warmed via gas central heating and has the benefit of double glazing. The accommodation comprises entrance porch, entrance hallway, living room with a log burning stove and a space for a dining area, extended breakfasting kitchen with an integrated oven and hob. The first floor landing provides access into the master bedroom with built in wardrobes, one further double bedroom and lovely four piece bathroom/wc. The loft area is accessed via a ladder and will make a fantastic storage area or even a home office. There is a Southerly facing garden to the front which is laid to lawn and a yard is located to the rear with a garage door providing parking for one car. The house is located within the catchment area for Kells Lane and St Peters RC primary schools and has fantastic access for all of the local shops and restaurants within Low Fell. Viewings are highly recommended to appreciate this lovely home.

ENTRANCE LOBBY

With access via a timber glazed door. Tiled floor.

HALLWAY

With a radiator and a staircase leads to the first floor.

LOUNGE / DINING AREA

19'6" x 12'8" (5.95 x 3.88)



A lovely spacious lounge which is large enough to accommodate a dining area. The lounge features an Adams style surround with a log burning stove fitted inset. Coving is fitted into the ceiling, there is a dado rail, a radiator and a double glazed window overlooks the front garden. The floorboards are sanded and varnished.

EXTENDED KITCHEN

16'1" x 9'9" (4.92 x 2.99)



The kitchen is fitted with a range of floor and wall units with working surfaces. A sink unit is fitted with a mixer tap and single drainer. Built in appliances include a waist height fan assisted oven and a four ring gas hob with an extractor fan fitted above. There is also an integrated dishwasher. The splash backs are tiled and spotlights have been fitted into the ceiling.

FIRST FLOOR

With a landing which has an access into the loft via fold down ladders. Internal doors opens into the bathroom/wc and both bedrooms.

BEDROOM ONE

14'7" x 9'9" (4.47 x 2.99)



The master bedroom overlooks the front aspect with a lovely view of the front garden and trees beyond. There is a radiator and a double glazed window. There is also a range of fitted wardrobes built into one wall and laminate flooring.

BEDROOM TWO

9'5" x 9'10" (2.89 x 3.00)



With a radiator and a double glazed window overlooks the rear aspect. The floorboards have been sanded and varnished.

BATHROOM/WC

9'3" x 7'6" (2.84 x 2.29)



The bathroom is spacious and is fitted with a white four piece suite which briefly comprises; Low level wc, wash hand basin with mixer tap and cupboard fitted below. There is a freestanding roll top bath with mixer tap and a walk in shower unit is fitted with a boiler fed shower fitted inset. A double glazed window overlooks the side, radiator.

EXTERNAL



At the front of the home, there is a lovely lawned south facing garden which is well stocked with plants and shrubs. The garden also features a paved patio area just in front of the lounge window. The rear yard is paved and features an up and over garage door which will be perfect for off street parking.

Property disclaimer

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Tenure

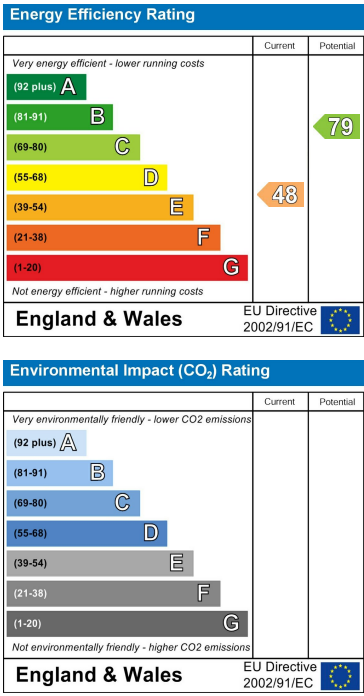
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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