

11 Stratford Gardens, Low Fell, NE9 5HE

£225,000

A 1930's semi detached house located on a sought after street off Denewell Avenue. The house is located in Stratford Gardens and is priced to reflect modernisation. It will be a perfect home for a young couple or family who are looking for a house where they can style and design the house to their own taste. The house has double glazing and gas central heating via radiators. The accommodation briefly comprises; entrance hallway, ground floor wc, lounge, dining room and a fitted kitchen which has been extended . Upstairs there are three bedrooms and a family bathroom with a separate wc. Gardens are located to the front and rear aspects. Off road parking is provided with a driveway for one car. This house is located within the catchment area for Kells Lane and St Peters primary school and also provides excellent access for all of the local shops and amenities. An internal viewing is highly recommended to appreciate this home's potential.

ENTRANCE HALLWAY

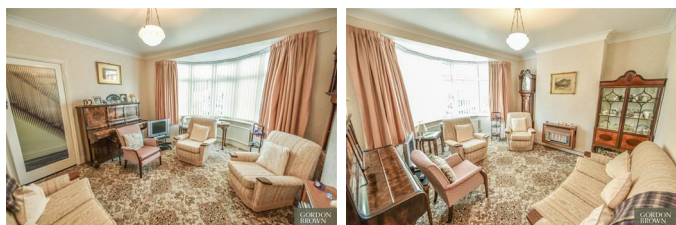
15'4" x 6'2" (4.68 x 1.89)



The hallway has a radiator and a staircase leads to the first floor accommodation. Internal doors opens into the lounge, dining room, ground floor wc and the extended kitchen.

LOUNGE

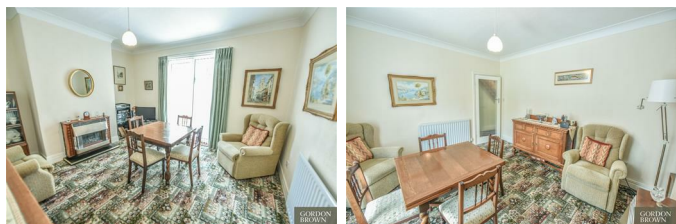
14'5" x 13'6" (4.40 x 4.14)



There is a radiator, coving is fitted to the ceiling. A double glazed bay window overlooks the front garden.

DINING ROOM

13'5" x 11'11" (4.11 x 3.65)



With a radiator and a set of double glazed tilt and turn patio doors open into the rear garden. Coving is fitted into the ceiling and wall mounted gas fire.

GROUND FLOOR WC



With a low level wc and a wash hand basin. A double glazed window overlooks the side aspect. Part tiled walls.

EXTENDED KITCHEN

15'5" x 8'4" (4.70 x 2.56)



The kitchen has been extended from the original structure of the home and is fitted with a range of floor and wall units with working surfaces which include a sink unit fitted with a mixer tap. Appliances include a free standing cooker and fridge freezer. Recesses have been provided for a washing machine. Two double glazed windows overlook the rear garden and a double glazed door opens onto the side of the house. There is also a pantry cupboard.

FIRST FLOOR

With a landing which has a double glazed window overlooking the side aspect. Internal doors open into all three bedrooms, shower room and separate wc.

BEDROOM ONE

11'11" x 12'2" (3.64 x 3.71)



With a radiator and a double glazed window overlooks the front street. Cast iron period fireplace.

BEDROOM TWO

11'1" x 10'7" (3.40 x 3.24)



Measurement is into the fitted wardrobes. With a radiator, fitted wardrobes and a double glazed window overlooks the rear garden.

BEDROOM THREE

7'8" x 9'0" (2.34 x 2.76)



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

SHOWER ROOM

7'8" x 4'7" (2.36 x 1.41)



With a two piece suite which comprises; walk in corner shower unit with an electric shower fitted inset, wash hand basin and an airing cupboard. The walls are tiled and double glazed window overlooks the rear. Radiator.

SEPARATE WC



With a low level wc, tiled walls and a double glazed window.

EXTERNAL



At the front of the home there is a garden which is well stocked with plants and shrubs. The rear garden is set to lawn with a patio area. The borders are stocked with plants and shrubs. There is also a storage outbuilding. A driveway provides the home with off road parking.

Property disclaimer

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Tenure

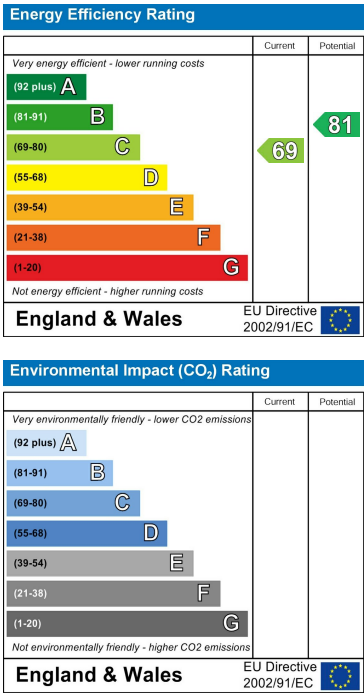
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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