## 3 bed semi-detached house to buy in NE9

Cedars Green, Low Fell, Gateshead, Tyne and Wear, NE9 6QE

# £240,000 Offers Over

x 3 x 1 x 1

Tenure

**Freehold**

Driveway parking

## Property features

- Council Tax Band B
- EPC TBC
- Close To Local Amenities
- Catchment Area For Highly Regarded Schools
- Central Location

## Key Information

- Council Tax: Band B
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good


### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

Three-Bedroom Semi-Detached Home | Rarely Available Corner Plot | Low Fell, Gateshead

Pattinson Estate Agents are delighted to welcome to the market this attractive three-bedroom semi-detached home, occupying a rarely available corner plot in the highly sought-after area of Low Fell, Gateshead. Offering well-proportioned accommodation, off-street parking and a desirable residential setting, this property is an excellent opportunity for families, first-time buyers and those looking to secure a home in this popular location.

The accommodation briefly comprises a welcoming, spacious entrance, a large, welcoming reception room offering an ideal space for relaxing and entertaining, three well-proportioned bedrooms and a four-piece family bathroom. The heart of the home is the large kitchen/diner, blessed with an abundance of bench space and a host of floor and wall cabinets. The property further benefits from gas central heating throughout.

Externally, the property enjoys a driveway providing valuable off-street parking, while the corner plot offers an attractive feature and adds to the home's overall appeal. Finished with a large enclosed rear garden.

Location-wise, Low Fell is a well-established and highly regarded residential area, offering convenient access to a variety of local shops, amenities and everyday services. The property is also well positioned for access to well-regarded local schools and transport links, making it a practical choice for commuters and families alike.

Early viewing is highly recommended to appreciate the location, accommodation and potential this appealing home has to offer. Contact Pattinson Estate Agents today to arrange your viewing.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £240,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## External Front

Occupying a spacious corner plot, benefiting from a beautifully maintained garden and pathway leading to the front door.

## Kitchen

Stylish, modern kitchen, featuring sleek white cabinetry, complementary worktops and flooring.

## Kitchen (Additional)

The space benefits from ample natural light with a breakfast bar providing additional space and separate dining area for everyday living and entertaining.

## Lounge

A stunning, spacious living room featuring an attractive bay window, a contemporary wall-mounted fireplace adding a stylish focal point.

## Lounge (Additional)

Double doors providing a seamless connection to the kitchen creating and ideal layout for modern living and entertaining.

## Entrance/Hallway

Welcoming front porch, leading through to a second internal door into a spacious entrance hallway. Proving access to main living areas and features a staircase leading to the first floor.

## Bathroom

Beautifully presented first floor bathroom featuring both a separate bath and shower, stunning herringbone flooring adding a touch a elegance and well-planned lighting creating a bright inviting space.

## Bathroom (Additional)

## Bedroom 1

Well-presented double bedroom, featuring fitted mirrored wardrobes providing excellent storage, radiator and double glazed window.

## Bedroom 2

Attractive double bedroom, radiator and double glazed window allowing for plenty of natural lighting.

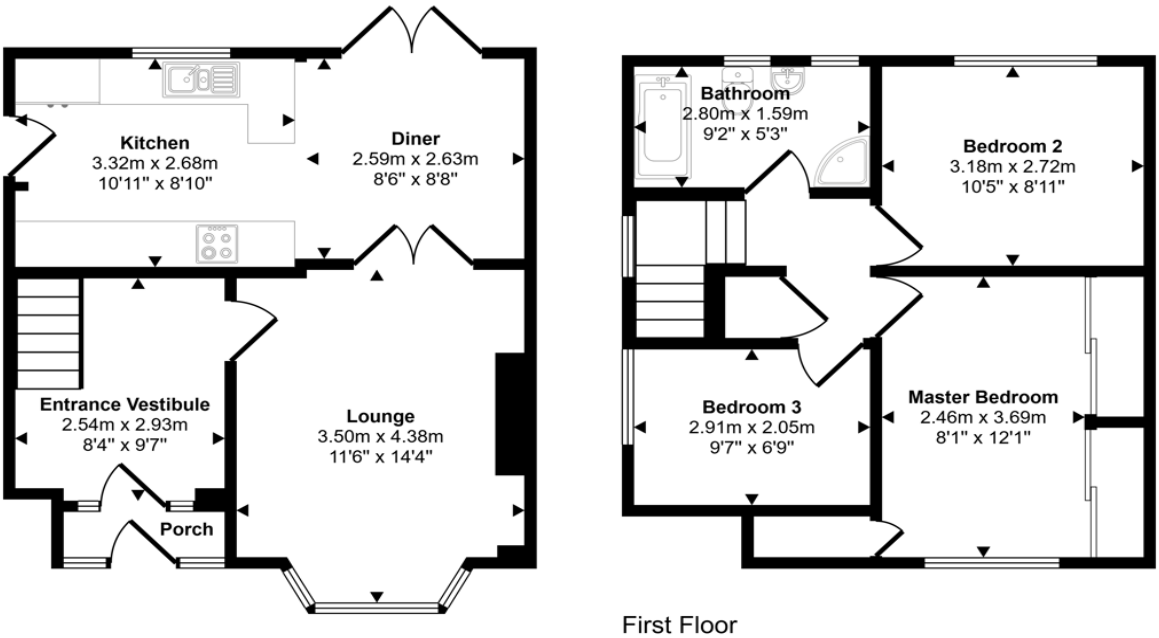
## Bedroom 3

Well-presented single bedroom, radiator and double glazed window.

## Garden

Generously sized garden, established shrubs and surrounding fencing offering plenty of outdoor space.

Approx Gross Internal Area
80 sq m / 857 sq ft




Ground Floor
**Approx 40 sq m / 435 sq ft**

First Floor
**Approx 39 sq m / 422 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Cedars Green, Low Fell, Gateshead, Tyne and Wear, NE9 6QE

Contact your local branch today for more information on this property:

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