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## 49 Kells Lane, Low Fell, NE9 5SJ

Offers Over £149,950

An amazing three bedroom upper flat, perfect as a first time home and located on the desirable Kells Lane, Low Fell. The flat is very well presented throughout and has double glazing and gas central heating. The accommodation briefly comprises; entrance lobby, landing, three bedrooms, lounge, lovely fitted kitchen and a white bathroom suite. Externally to the rear, there is an enclosed private patio style yard which has a roller shutter door for possible off road parking. This flat is expected to be extremely popular, therefore an early viewing is advised to avoid disappointment. LEASEHOLD. Council tax band A.

## ENTRANCE LOBBY

Access to the flat is via a hardwood timber glazed door. A staircase leads to the first floor accommodation.

## FIRST FLOOR LANDING

With access into all three bedrooms and the lounge.

## LOUNGE



With recessed spotlights fitted into the ceiling. There is a radiator and a double glazed window overlooks the rear aspect. A storage cupboard is fitted into one alcove. An internal door opens through into the kitchen.

## KITCHEN



The kitchen is fitted with a range of wall and base units with a ceramic sink unit which is fitted with a mixer tap. Built in appliances include a gas hob with an electric oven fitted below. An extractor fan is fitted above. Recesses have been provided for a washing machine and a fridge freezer unit. There is tiled splash backs and a double glazed window overlooks the side aspect.

## REAR LOBBY

A rear lobby opens through to the bathroom/wc. Double glazed door opens out into the rear yard.

## BATHROOM/WC



With a white three piece suite which briefly

comprises; low level wc, wash hand basin and a panelled bath which is fitted with a shower above. Part tiled walls, radiator and a double glazed window overlooks the rear aspect.

## BEDROOM ONE

15'10" x 12'4" (4.85 x 3.76)



Measurements is into the bay window and the alcoves. A double glazed bay window overlooks the front aspect. There is a double radiator and a lovely fireplace is fitted to the chimney breast with a hearth and recess. Picture rail.

## BEDROOM TWO

11'5" x 7'10" (3.48 x 2.40)



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

## BEDROOM THREE

7'10" x 9'2" (2.41 x 2.80)



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

## EXTERNAL



At the rear of the home there is a lovely private patio style yard. There is a roller shutter door which may provide off road parking for a small car.

### Property disclaimer

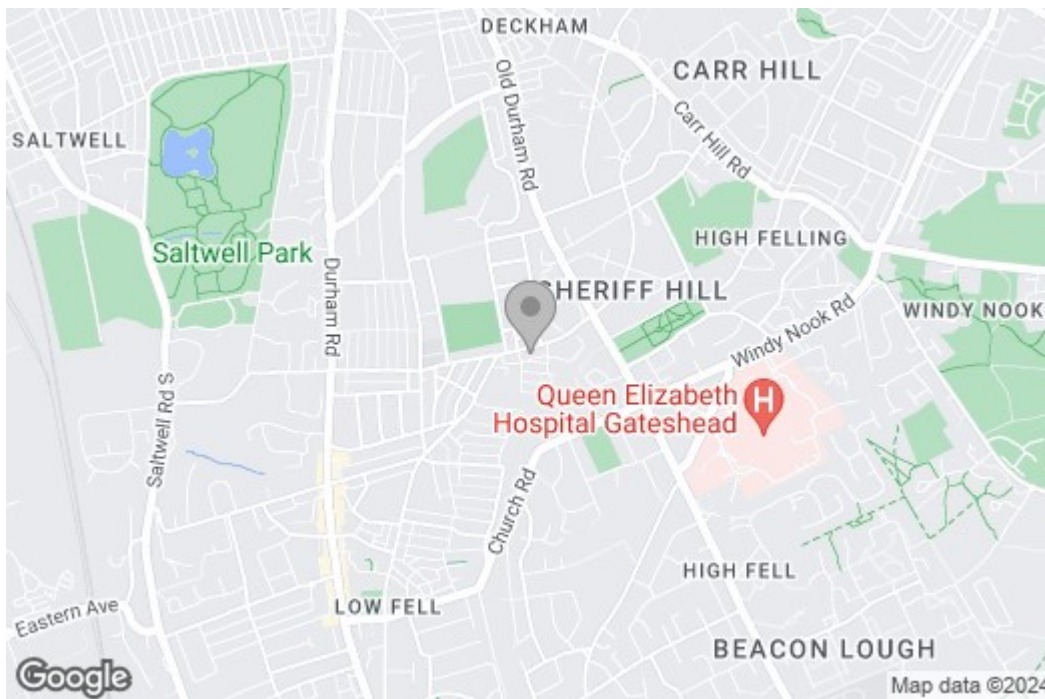
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### Tenure

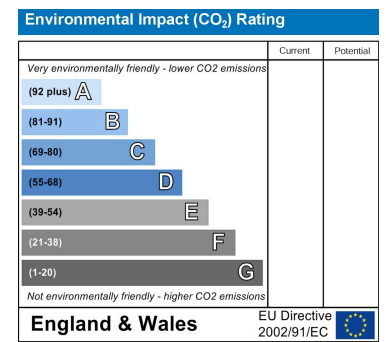
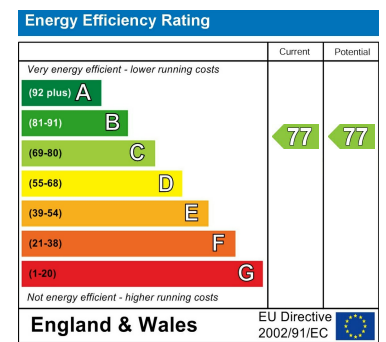
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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