



13 Ashtrees Gardens, Low Fell, NE9 5BH

£359,950

Welcome to Ashtrees Gardens, a sought-after area in Low Fell, where this spacious semi-detached family home awaits you. Situated in a serene neighborhood, this property offers a perfect blend of comfort and style for your family. Upon entering, you are greeted by an inviting entrance hallway that leads you into the cosy living room, featuring a charming fireplace as the focal point. The sitting room/dining room boasts an impressive inglenook fireplace and seamlessly connects to the well-appointed kitchen. The kitchen is equipped with integrated appliances including a double oven, eye-level microwave, fridge, and freezer, with convenient access to the garage. The first floor landing provides access into to the main bedroom, complete with built-in storage for your convenience. Two additional bedrooms offer delightful views of the surroundings. A family bathroom and a separate w/c cater to the needs of your family and guests. Outside, the property boasts gardens at the front and rear. The rear garden features a raised sun terrace and a patio area, perfect for outdoor relaxation and entertaining. A garage and driveway provide ample parking space for your vehicles.

Don't miss the opportunity to view this charming property and take a step closer to turning it into your dream home. Embrace the lifestyle of comfort and tranquility that awaits you at this lovely abode in Ashtrees Gardens. Schedule a viewing today! FREEHOLD.

ENTRANCE HALLWAY



LIVING ROOM

16'2" x 14'2" (4.95m x 4.32m)



SITTING ROOM/DINING ROOM

25'2" x 16'11" red to 9'6" (7.69m x 5.17m red to 2.91m)



KITCHEN

9'5" x 8'8" (2.89m x 2.65m)



FIRST FLOOR LANDING



MAIN BEDROOM

17'1" x 12'3" (5.23m x 3.74m)



BEDROOM TWO

16'4" x 12'2" (4.98m x 3.72m)



BEDROOM THREE

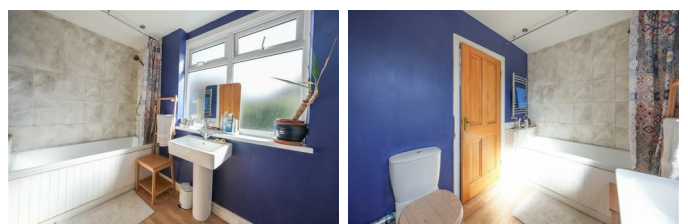
10'1" x 8'10" (3.08m x 2.70m)



SEPARATE W/C

FAMILY BATHROOM

9'0" x 6'7" (2.76m x 2.03m)



EXTERNAL



GARAGE

15'10" x 12'11" (4.85m x 3.96m)

MATERIAL INFORMATION

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

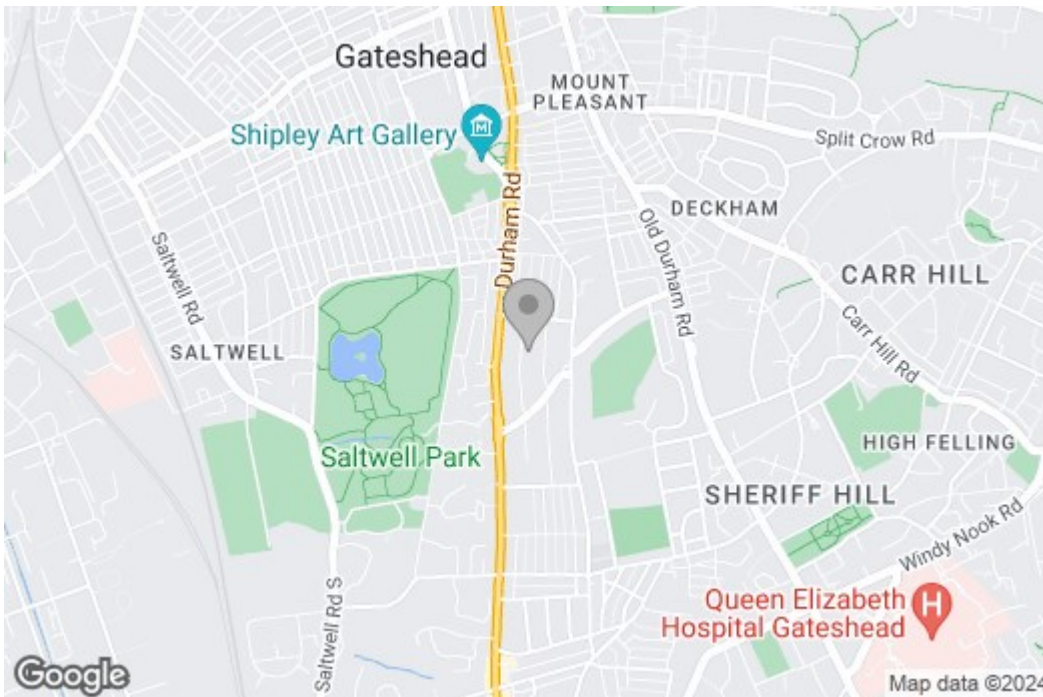
MOBILE COVERAGE - EE, Vodafone, Three, O2

Property disclaimer

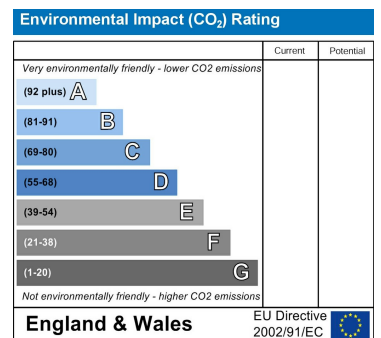
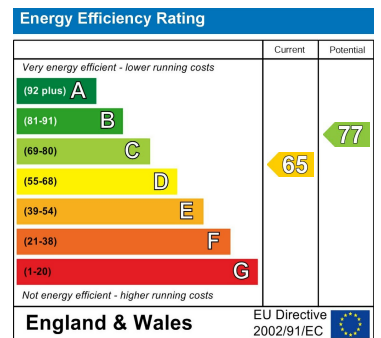
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract, purchaser should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give an representation or warranty in respect of the property.