



88 Cromer Avenue, Gateshead, NE9 6UL

£229,950

Welcome to Cromer Avenue - a beautiful semi-detached property located in the very popular Low Fell area of Gateshead. Situated in an ideal location, this property is just a stone's throw away from all that Low Fell has to offer, including a variety of bars, cafes, restaurants, and shops. In addition, the location is perfect for accessing all major transport links. As you enter the property, you are greeted by a spacious living room, perfect for relaxing after a long day. The property also boasts a dining room, providing ample space for entertaining guests. The well-appointed kitchen and utility room offer plenty of space for preparing meals and storage. Moving up to the first floor, the property features a spacious master bedroom, along with two further bedrooms, providing comfortable living space for the whole family. There is also a bathroom and separate W.C. Externally, the property benefits from gardens to both the front and rear, with the rear garden being west-facing, perfect for catching those evening sunsets. The gated driveway provides ample off-street parking. Viewings are highly recommended to appreciate this lovely family home. COUNCIL TAX BAND C.

ENTRANCE PORCH

ENTRANCE HALLWAY



FIRST FLOOR



LIVING ROOM

14'5" x 11'5" (4.41m x 3.49m)



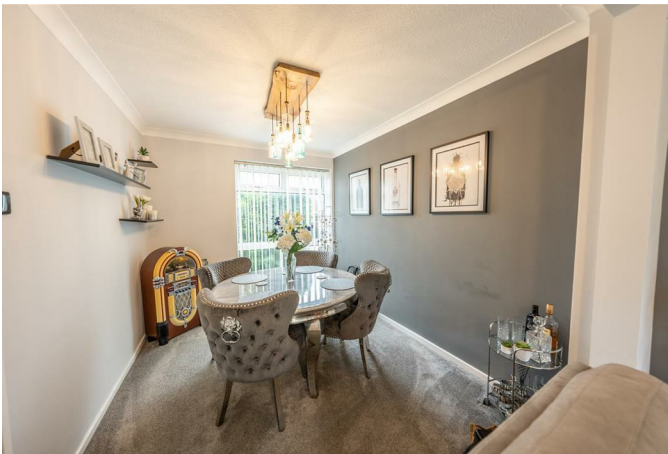
BATHROOM

5'10" x 5'5" (1.79m x 1.67m)



DINING ROOM

10'9" x 8'6" (3.30m x 2.61m)



SEPARATE W/C

MASTER BEDROOM

11'8" x 9'10" (3.57m x 3.00m)



KITCHEN

11'4" x 8'11" (3.47m x 2.72m)



UTILITY ROOM

8'2" x 8'2" (2.51m x 2.50m)

BEDROOM TWO

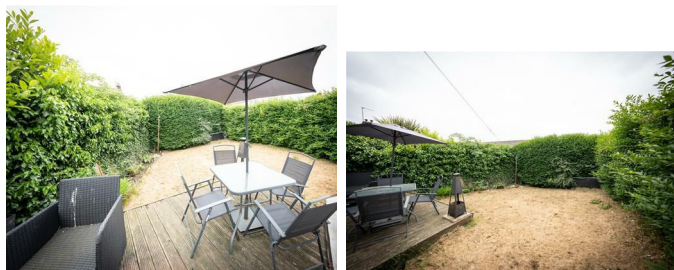
11'6" x 8'11" (3.53m x 2.72m)



BEDROOM THREE

8'7" x 7'8" (2.63m x 2.35m)

EXTERNAL



MATERIAL INFORMATION

Conservation Area - No

Council - Gateshead

Flood Risk - Low

Mobile Coverage- good

Broadband -Basic, Superfast, Ultrafast

Satellite / Fibre TV Availability - BT, Sky and virgin

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.

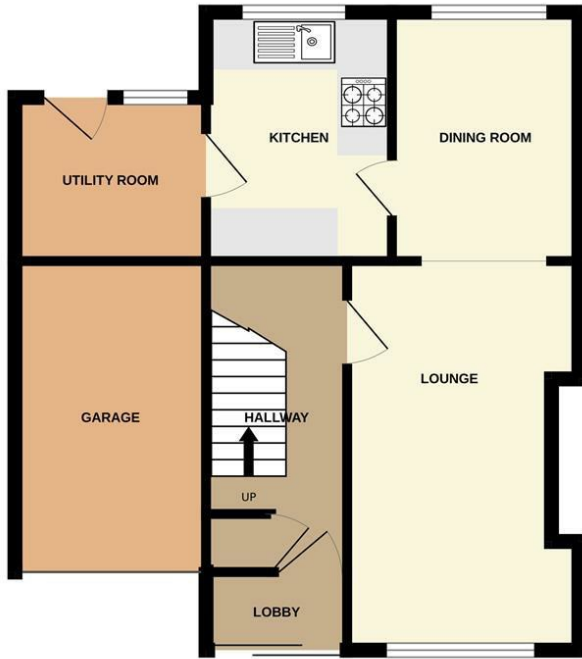
Property disclaimer

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

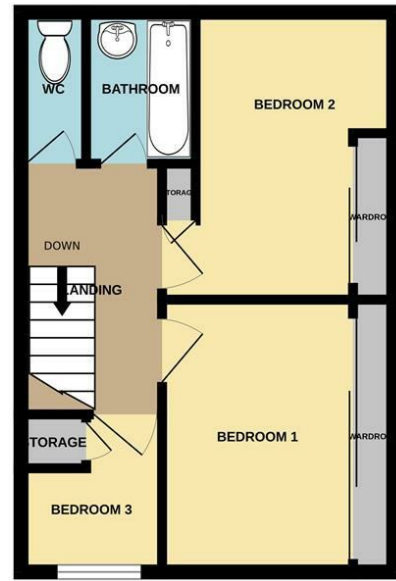
information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

GROUND FLOOR

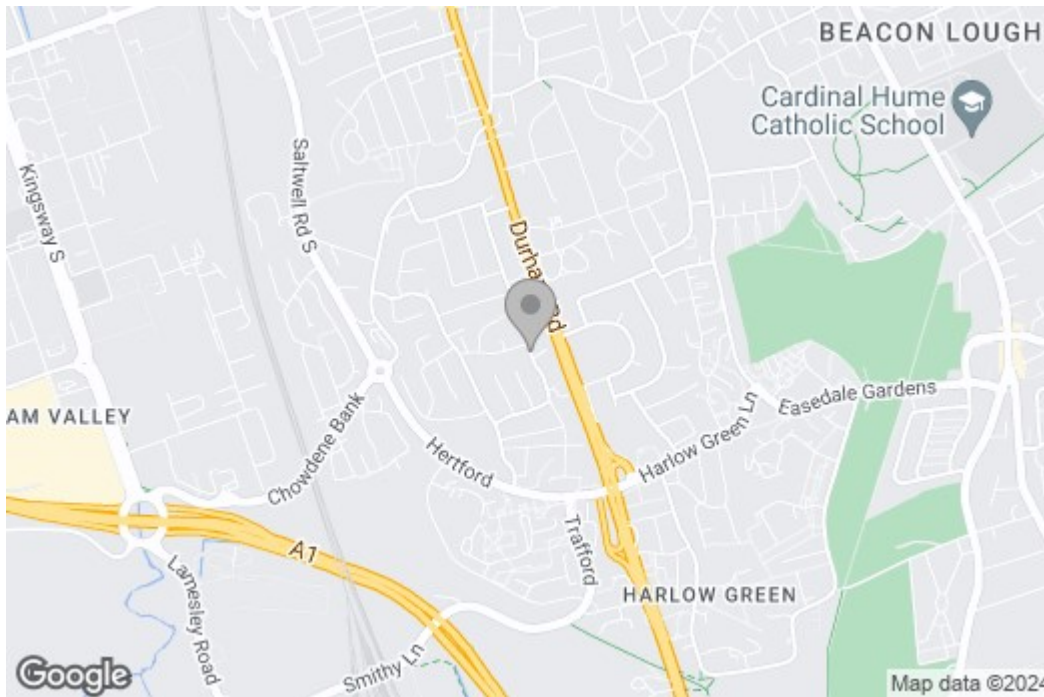


1ST FLOOR

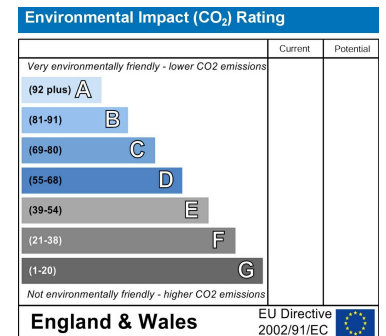
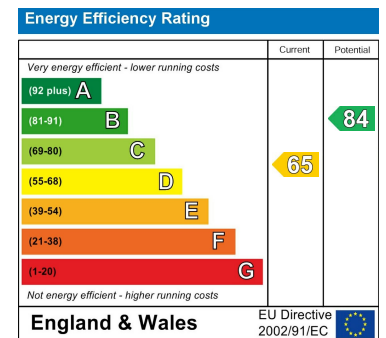


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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