



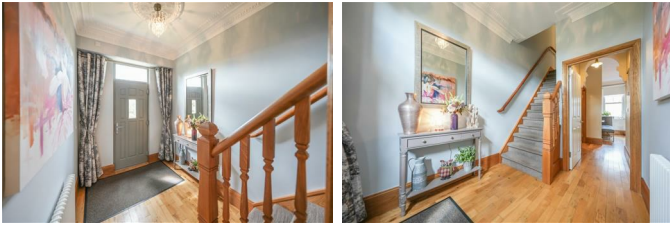
## 27 Worley Avenue, Gateshead, NE9 6AL

Offers Over £485,000

Outstanding home in central Low Fell on Worley Avenue, this terraced house is truly a one off! With versatile accommodation spanning four floors this home can be configured as a two reception rooms, five bedrooms four bathrooms home or as a four bedroom, three bathroom plus a self contained one bed studio. As you step inside you are greeted by a home that seamlessly blends modern amenities with charming original features. An added bonus is wall integrated hoover system, making cleaning day a little less daunting. The basement is accessible via it's own front door and provides luxurious living room, kitchen, bathroom and bedroom area. The ground floor lounge, complete with a log burning stove, sets the perfect ambiance for relaxing evenings. The dream kitchen/dining room is ideal for hosting gatherings, while the boot room/utility room adds a touch of practicality to daily living. As you make your way through the house, you'll find three bedrooms on the first floor, one of which features a beautiful en-suite. A snug and a family bathroom complete this level. Venture up to the top floor to discover the main bedroom, complete with a walk-in dressing area and an en-suite bathroom. This private retreat offers a sanctuary away from the hustle and bustle of daily life. One of the standout features of this property is the outdoor space. Various patio gardens, play areas, and beautiful grounds surround the house, offering a tranquil escape right at your doorstep. The meticulous renovation of this home to an exceptionally high standard is evident in every corner, ensuring a comfortable and luxurious lifestyle. There is also a rear yard that can provide off street parking and a storage area.

Don't miss the opportunity to make this outstanding house in Low Fell your new home. With its blend of character, modern comforts, and outdoor oasis, this property is sure to enchant anyone looking for a place to call their own.

## ENTRANCE HALLWAY



## LOUNGE

15'5" x 14'5" (4.70m x 4.41m)



## KITCHEN / DINING AREA

21'6" x 13'6" (6.57m x 4.13m)



## ADDITIONAL PHOTOS



## BOOT ROOM / UTILITY ROOM

19'0" x 7'3" (5.81m x 2.21m)



## BASEMENT GRANNY ANNEXE

### LOUNGE / BEDROOM AREA / KITCHEN

25'5" x 20'6" (7.76m x 6.25m)



## BASEMENT SHOWER ROOM/WC

8'7" x 6'2" (2.64m x 1.89m)



## FIRST FLOOR LANDING

### FAMILY BATHROOM/WC

10'6" x 8'7" (3.22m x 2.62m)



### SNUG / STUDY AREA

11'6" x 6'9" (3.52m x 2.07m)



### BEDROOM FOUR

9'2" x 8'4" (2.80m x 2.56m)



### BEDROOM TWO

13'9" x 12'7" (4.20m x 3.85m)



### SECOND FLOOR

#### MAIN BEDROOM ONE

18'6" red to 11'0" x 16'8" (5.65m red to 3.36m x 5.10m)



### EN SUITE SHOWER ROOM/WC

8'5" x 6'5" (2.58m x 1.97m)



### WALK IN WARDROBE

9'9" x 8'7" (2.98m x 2.62m)

### EN SUITE SHOWER ROOM/WC

8'8" x 5'4" (2.66m x 1.64m)



### BEDROOM THREE

14'2" x 12'7" (4.32m x 3.84m)



## EXTERNAL



Parking for one car in the yard to rear.

## FRONT GARDEN



## ALLOTMENT AREA

## ENTERTAINING AREA



## PATIO AREA



## PLAY AREA



## 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.

## Agent Note

\*\*\*\* Please note the property has been converted from two flats and is currently awaiting sign off for building regulations from the local council \*\*\*\*

## MATERIAL INFORMATION

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast  
MOBILE COVERAGE - EE, Vodafone, Three, O2

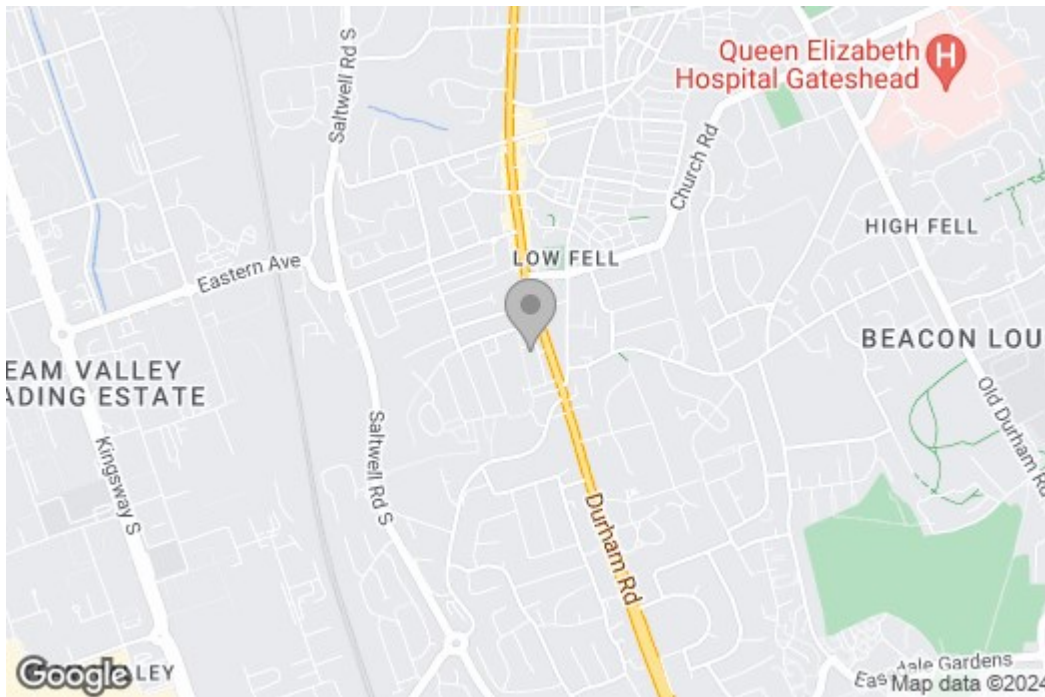
# Floor Plan



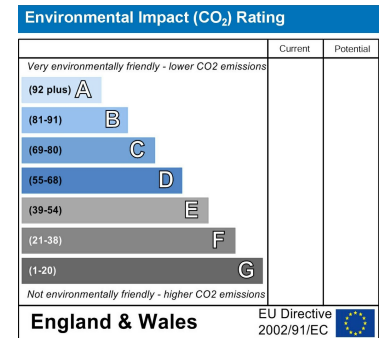
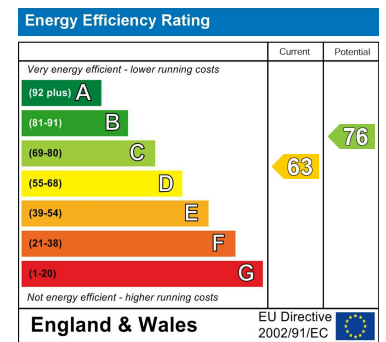
NOT TO SCALE

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



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 a representation or warranty in respect of the property.