



## 18 Myrtle Grove, Low Fell, NE9 6EQ

£259,950

Nestled in the charming Myrtle Grove., this semi-detached house is a rare gem waiting to be discovered. Boasting two reception rooms and four bedrooms spread across three floors, this property offers ample space for a growing family or those who love to entertain. Upon entering, you are greeted by an entrance vestibule and hallway. The living room features a feature fireplace, while the sitting room offers a gas fire and surround. The kitchen is equipped with a built-in oven and fridge/freezer, making meal preparation a breeze. The first floor accommodates the main bedroom with an outlook of Albert Private Park, one further bedroom and a bathroom, providing convenience and privacy. Ascend to the second floor to find two spacious double bedrooms, offering comfort and tranquillity. This property has seen recent upgrades, including a roof approximately 6 years ago and a gas boiler 2-3 years ago, ensuring peace of mind for the future. Outside, a low maintenance Yarden at the rear provides a private outdoor space to enjoy. Situated on a sought-after street with a private park to the front, this home exudes charm and potential. While it may require some cosmetic enhancement, the opportunity to make it your own awaits. Don't miss out on the chance to transform this lovely house into your dream home in the heart of Low Fell.

## ENTRANCE VESTIBULE

## ENTRANCE HALLWAY



## LIVING ROOM

15'2" x 12'3" into alcoves (4.63m x 3.75m into alcoves)



## SITTING ROOM

16'4" x 14'4" (4.99m x 4.37m)



## KITCHEN

12'3" x 6'2" (3.75m x 1.89m)



## FIRST FLOOR LANDING



## MAIN BEDROOM

16'5" x 12'4" (5.01m x 3.77m)



## BEDROOM FOUR

9'4" x 9'1" (2.85m x 2.78m)

## **BATHROOM**

9'3" x 5'10" (2.84m x 1.78m)



## **SECOND FLOOR LANDING**

### **BEDROOM THREE**

15'3" x 10'7" into dormer (4.67m x 3.24m into dormer)

### **BEDROOM FOUR**

14'11" x 9'4" exc alcove (4.55m x 2.85m exc alcove)

## **EXTERNAL**

### **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.

### **MATERIAL INFORMATION**

FLOOD RISK - No risk

LOCAL AUTHORITY - Gateshead

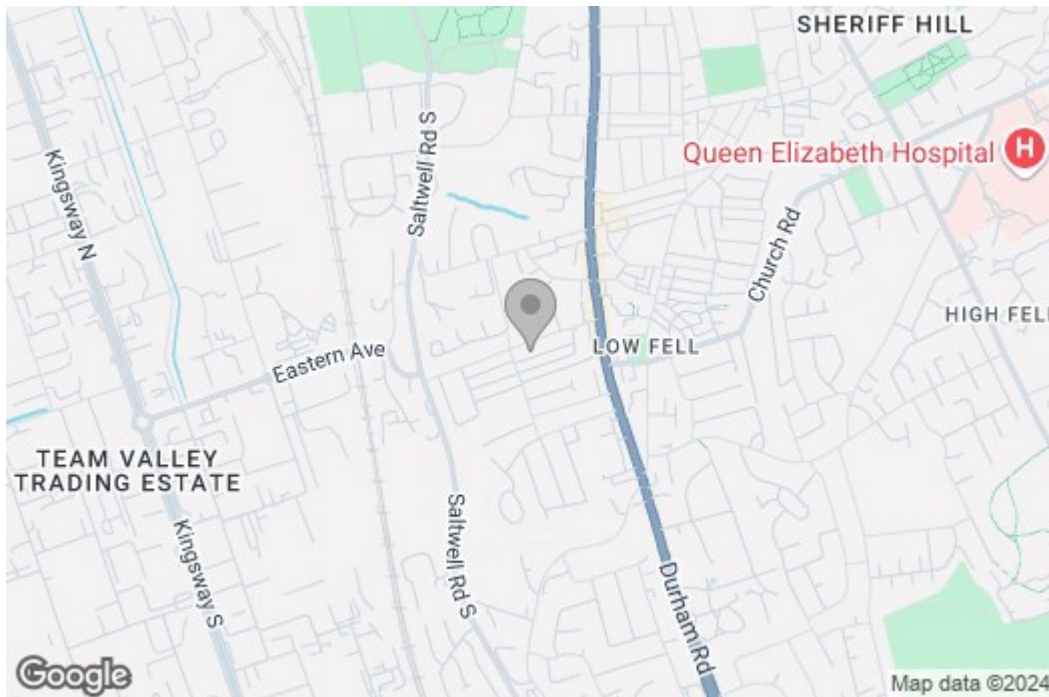
BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

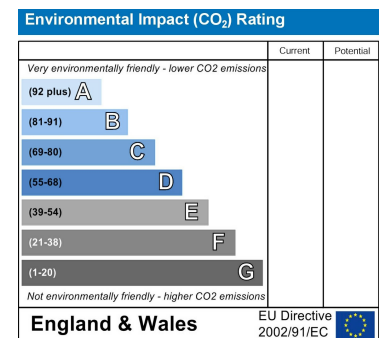
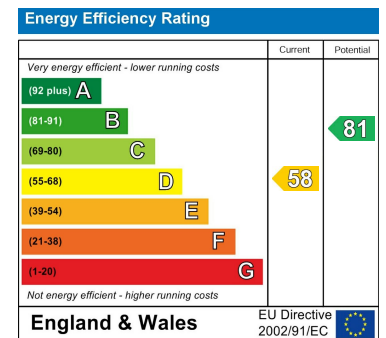
MOBILE COVERAGE - EE, Vodafone, Three, O2

# Floor Plan

## 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.