



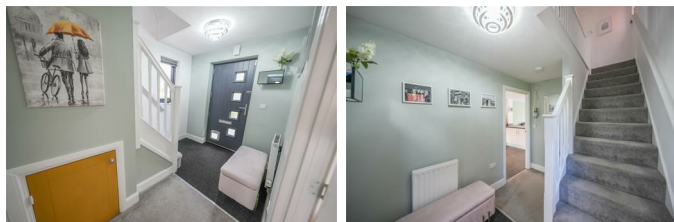
54 William Wailes Walk,, Low Fell, NE9 5EW

Offers Over £300,000

William Wailes Walk in Low Fell, this semi-detached house is a true gem waiting to be discovered. Boasting a delightful blend of comfort and convenience, this property offers a perfect setting for a family looking to settle in a prime location with easy access to local amenities and transport links.

Step inside to find a beautifully presented interior featuring a spacious dining kitchen equipped with integrated appliances, where French doors open onto a sun terrace, perfect for enjoying a morning coffee or hosting a summer barbecue. The first floor welcomes you with a living room offering picturesque views, a versatile fourth bedroom, and a family bathroom. On the second floor, the main bedroom is a sanctuary in itself, complete with fitted wardrobes and an en-suite for added privacy. Two additional bedrooms, one of which features a charming Juliet balcony, provide ample space for the whole family. Need more room? Outside, the low-maintenance rear garden beckons for relaxation, featuring a decked sun terrace ideal for soaking up the sun. With a convenient carport and a single garage, parking will never be an issue. Don't miss the chance to make this house your home, where every corner is filled with warmth and potential. Book a viewing today and let the charm of this property captivate you.

FRONT ENTRANCE HALLWAY



GROUND FLOOR W/C



DINING KITCHEN

26'5" red to 16'5" x 15'10" red to 8'7" (8.06m red to 5.01m x 4.83m red to 2.64m)



FIRST FLOOR LANDING



LIVING ROOM

15'10" x 10'4" (4.84m x 3.17m)



BEDROOM THREE

9'8" x 8'9" (2.97m x 2.68m)



FAMILY BATHROOM

7'10" x 5'6" (2.41m x 1.70m)

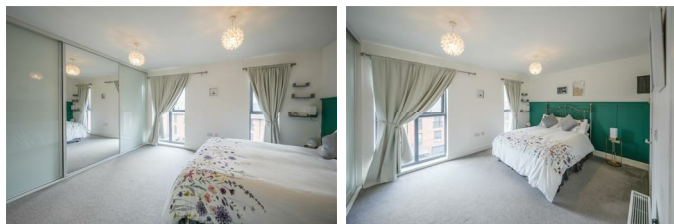


SECOND FLOOR LANDING



MAIN BEDROOM

14'0" to robes x 10'3" (4.29m to robes x 3.13m)



EN-SUITE

8'11" x 5'10" (2.74m x 1.80m)



BEDROOM TWO

15'10" into alcoves x 11'3" into recess (4.85m into alcoves x 3.43m into recess)



BEDROOM FOUR

7'0" x 6'11" (2.14m x 2.12m)

LOFT

The loft is fully floored with power, lighting and two Velux windows-very versatile accommodation.

EXTERNAL



CAR PORT AND SINGLE GARAGE

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 - Low risk

LOCAL AUTHORITY - Gateshead

BT & SKY AVAILABLE - yes

BROADBAND - Basic - Superfast - Ultrafast

MOBILE COVERAGE - EE, Vodafone, Three, O2

TENURE

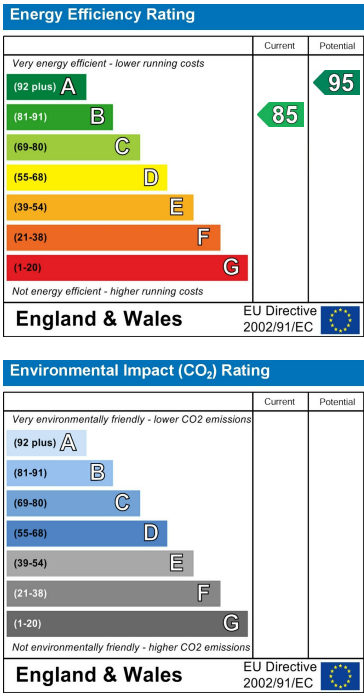
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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.