



## 11 Portland Gardens, Low fell, NE9 6UX

£239,950

Nestled in the sought-after location of Low Fell, this extended semi-detached house on Portland Gardens is a true gem waiting to be discovered. Boasting a spacious layout with two reception rooms, three bedrooms, and two bathrooms, this property offers ample space for comfortable living. As you step inside, you are greeted by a well-appointed living room, a charming dining room, and a modern kitchen, complete with a handy utility room for added convenience. The first floor landing leads to the main bedroom featuring fitted wardrobes and fabulous views, along with two additional good-sized bedrooms perfect for a growing family.

The property also includes a family bathroom and a shower room, ensuring that there is no shortage of facilities for the household. Outside, a driveway and an oversized garage provide ample parking and storage space, while the front and rear gardens offer a peaceful retreat with various seating areas and mature borders, ideal for relaxing or entertaining guests.

In summary, this lovely family home on Portland Gardens is a rare find that combines comfort, style, and functionality in one desirable package. Don't miss the opportunity to make this property your own and enjoy the best of what Low Fell has to offer.

## ENTRANCE PORCH

## ENTRANCE HALLWAY

## LIVING ROOM

14'11" x 11'5" (4.56m x 3.50m)



## DINING ROOM

11'0" x 8'8" (3.36m x 2.66m)



## KITCHEN

10'7" x 8'10" (3.24m x 2.71m)



## UTILITY ROOM

8'3" x 8'0" (2.52m x 2.44m)



## FIRST FLOOR LANDING



## MAIN BEDROOM

17'11" x 12'0" (5.47m x 3.68m)



## BEDROOM TWO

10'7" exc door recess x 8'11" (3.24m exc door recess x 2.74m)



## FAMILY BATHROOM

8'7" x 5'5" (2.64m x 1.66m)



## SHOWER ROOM

7'9" x 7'8" (2.37m x 2.35m)



## BEDROOM THREE

14'3" x 7'10" (4.35m x 2.40m)



## EXTERNAL



## GARAGE

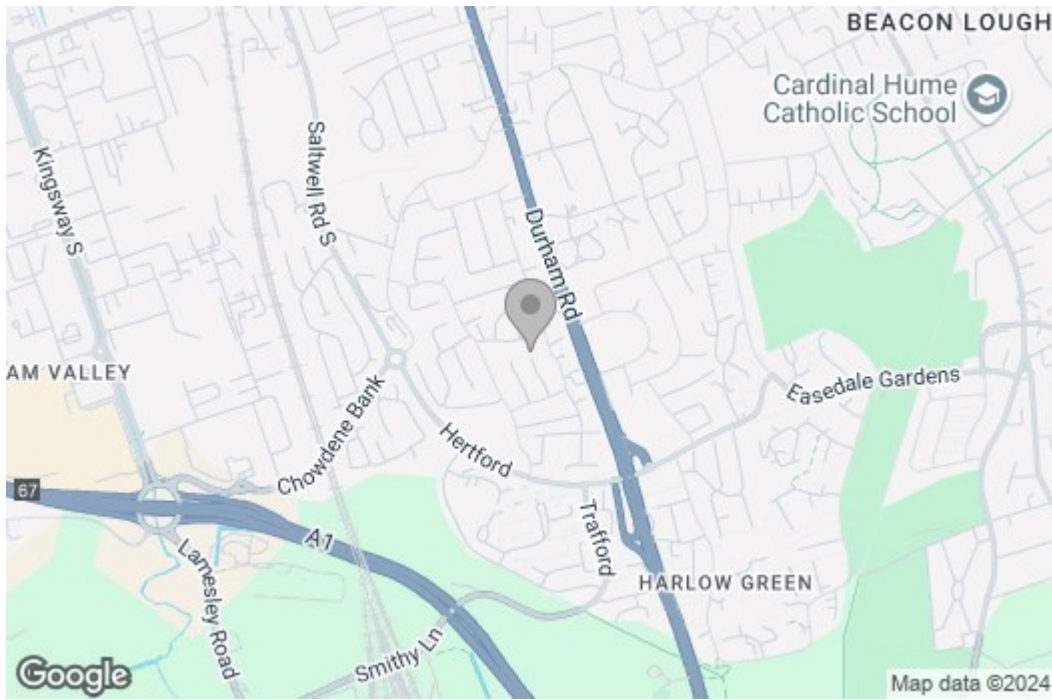
17'3" x 8'5" (5.27m x 2.59m)

### Property disclaimer

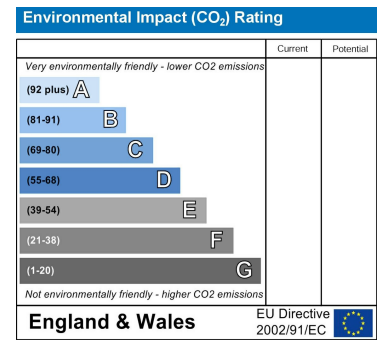
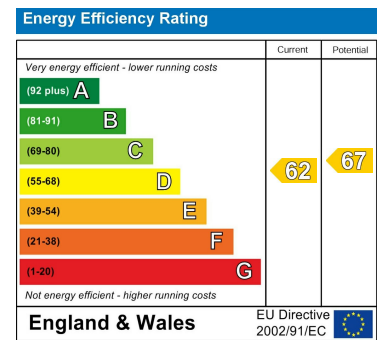
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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