



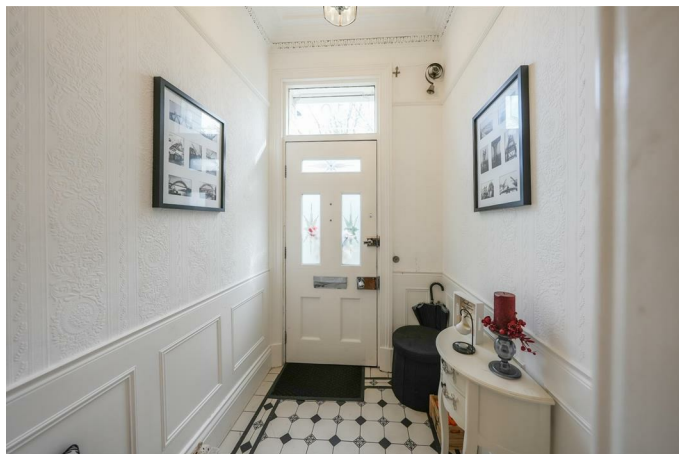
10 Selborne Avenue, Gateshead, NE9 6ET

£395,000

Nestled in the heart of Low Fell, Selborne Avenue presents a stunning Victorian terraced house that is sure to captivate any discerning buyer. This spacious family home boasts an array of original features that exude quality and charm throughout. Upon entering, you are greeted by a welcoming front entrance vestibule adorned with a tiled floor, leading into a hallway that offers convenient under stair storage. The living room is a true highlight, featuring a living flame effect fire set within a marble surround and a delightful bay window that floods the space with natural light. The dining room, equally impressive, showcases a feature marble surround and fire, with French doors that open onto a composite decked patio, perfect for al fresco dining or entertaining guests. The heart of the home is the well-appointed dining kitchen/snug, which is fitted with quartz work surfaces and integrated appliances, complemented by a cosy seating area. French doors provide seamless access to the garden, creating a harmonious indoor-outdoor living experience. The property offers a family bathroom and a shower room conveniently located on the half landing. The first floor hosts two beautiful double bedrooms, both adorned with elegant plantation shutters. Ascending to the second floor, you will find two additional double bedrooms, one of which is currently utilised as a home office, both offering fantastic views over the picturesque Dene. This remarkable home is a true testament to attention to detail and quality craftsmanship. Viewing is essential to fully appreciate the charm and character that this property has to offer.

Don't miss the opportunity to make this exquisite house your new family home.

ENTRANCE VESTIBULE



ENTRANCE HALLWAY



LIVING ROOM

17'5" into bay x 14'7" (5.31m into bay x 4.47m)



DINING ROOM

13'10" x 13'1" (4.23m x 4.01m)



DINING KITCHEN/SNUG

17'9" x 9'10" (5.42m x 3.01m)



GARAGE

18'4" x 12'4" (5.60m x 3.78m)

HALF LANDING

FAMILY BATHROOM

8'11" x 8'6" (2.74m x 2.60m)

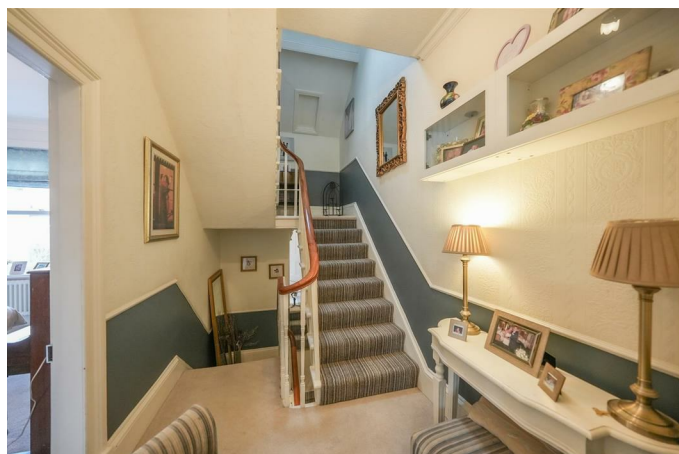


SHOWER ROOM

8'9" x 6'6" (2.68m x 2.00m)



FIRST FLOOR LANDING



BEDROOM ONE

20'2" x 14'1" (6.16m x 4.30m)

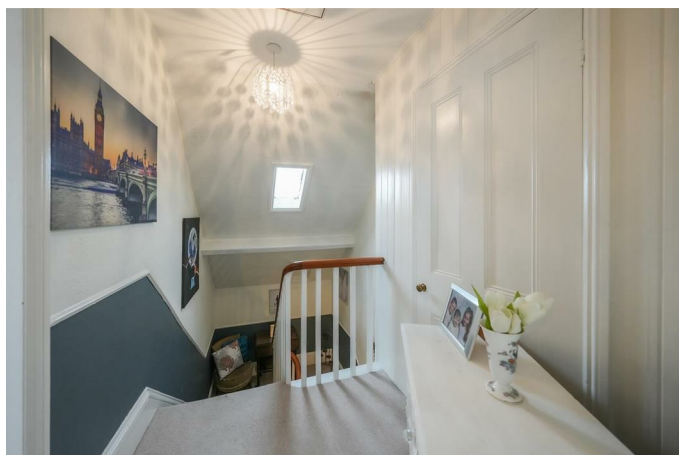


BEDROOM TWO

13'11" x 13'1" (4.26m x 4.00m)

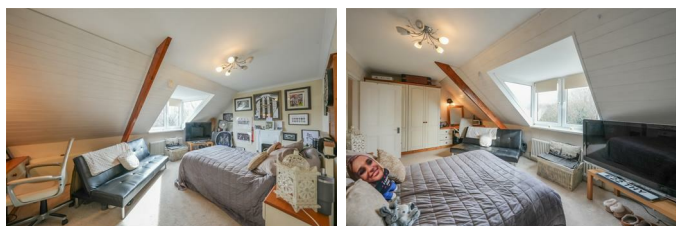


SECOND FLOOR LANDING WITH LOFT FOR STORAGE



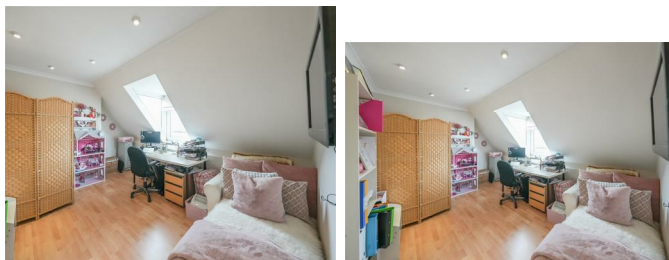
BEDROOM THREE

19'0" x 11'11" (5.80m x 3.65m)



BEDROOM FOUR/HOME OFFICE

13'2" x 10'7" (4.03m x 3.24m)



EXTERNAL

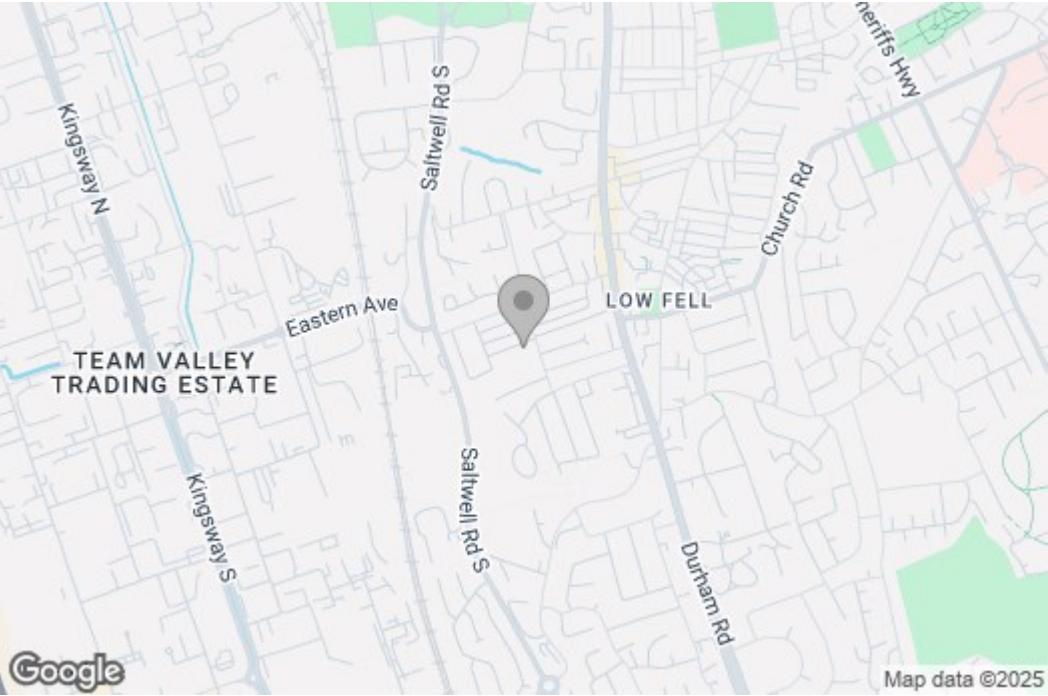


Property disclaimer

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.

Floor Plan

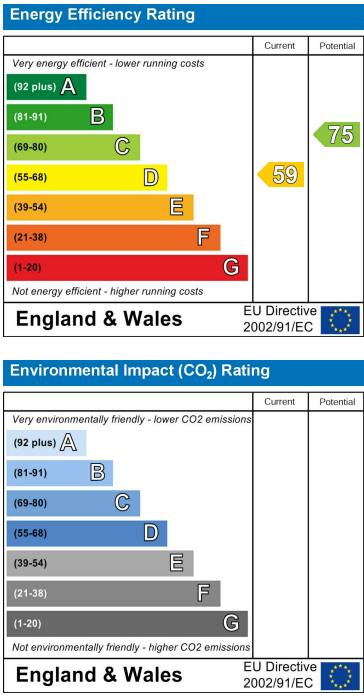
Area Map



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.

429 Durham Road
Gateshead
NE9 5AN

Energy Efficiency Graph



0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk