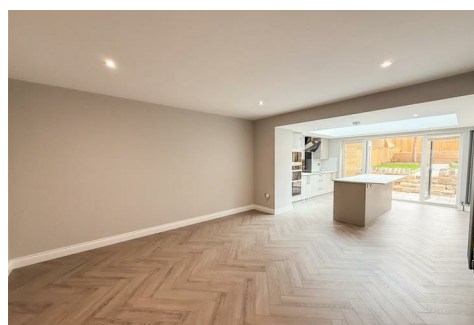


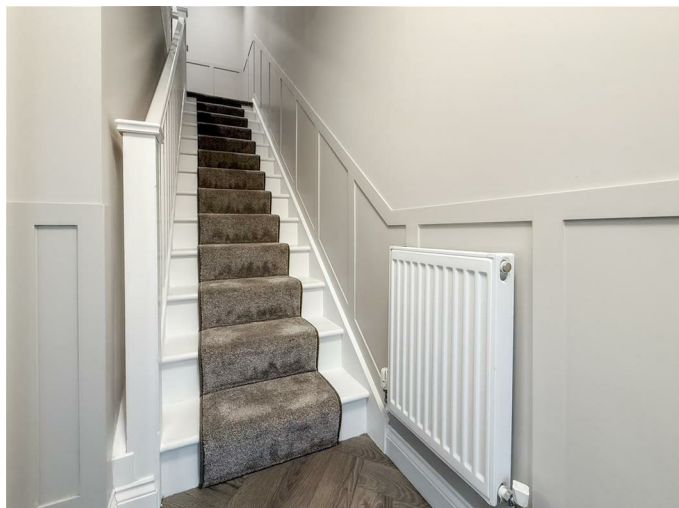


145 Kells Lane, Gateshead, NE9 5HR

Offers Over £359,950

Nestled in the heart of Low Fell, this beautifully renovated terraced house on Kells Lane presents an exceptional opportunity for discerning buyers. Spanning three floors, this stone-built property has been refurbished to an outstanding standard, offering a blend of modern living and classic charm. Upon entering, you are greeted by a versatile layout featuring two inviting reception rooms. The living/dining room is perfect for entertaining, while the family room provides a cosy retreat. The heart of the home is undoubtedly the fabulous breakfasting kitchen, which boasts a central island and is equipped with high-end integrated appliances, including a double oven, eye-level microwave, washing machine, dishwasher, and a double fridge and freezer. The roof lantern and mood lighting create a bright and welcoming atmosphere. The first floor comprises two spacious double bedrooms, both fitted with built-in wardrobes, alongside a luxurious family bathroom featuring a four-piece suite. Ascend to the second floor to discover two additional double bedrooms and a modern shower room, all offering fantastic views that stretch as far as the eye can see. There is an internet source to the whole house with USB connections in all bedrooms. Outside, the property features a delightful rear garden, laid to lawn with paved patio areas, a raised decked sun terrace complete with built-in seating, and charming garden lights, making it an ideal space for relaxation and outdoor entertaining. Permit parking is also included for added convenience. This quality home is a must-see, and viewing is highly recommended to fully appreciate the stunning accommodation and superb central location it offers.

ENTRANCE HALLWAY



INTERNAL HALLWAY



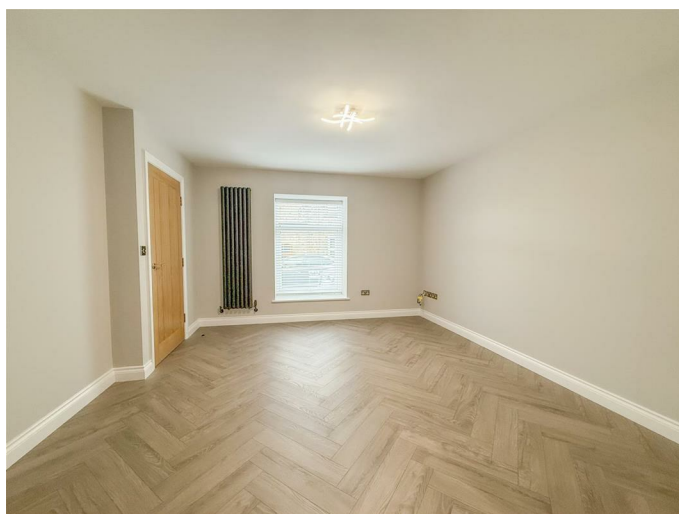
LIVING ROOM/FAMILY ROOM

13'9" x 12'7" (4.21m x 3.84m)



SITTING ROOM

13'10" x 12'6" (4.23m x 3.82m)



GROUND FLOOR W/C



FIRST FLOOR LANDING



BREAKFASTING KITCHEN

16'1" x 12'4" (4.92m x 3.78m)



BEDROOM ONE

13'8" to robes x 9'10" (4.17m to robes x 3.00m)



BEDROOM TWO

13'8" to robes x 9'7" (4.17m to robes x 2.94m)

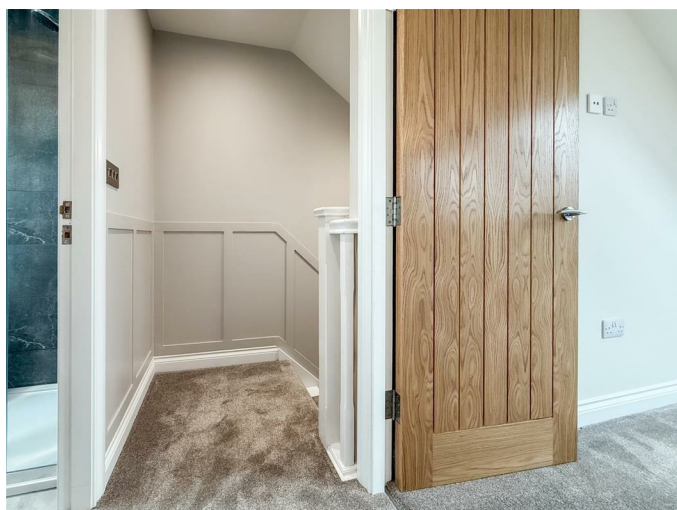


FAMILY BATHROOM

10'2" x 6'0" (3.12m x 1.84m)



SECOND FLOOR LANDING



BEDROOM THREE

10'6" x 10'5" (3.22m x 3.19m)



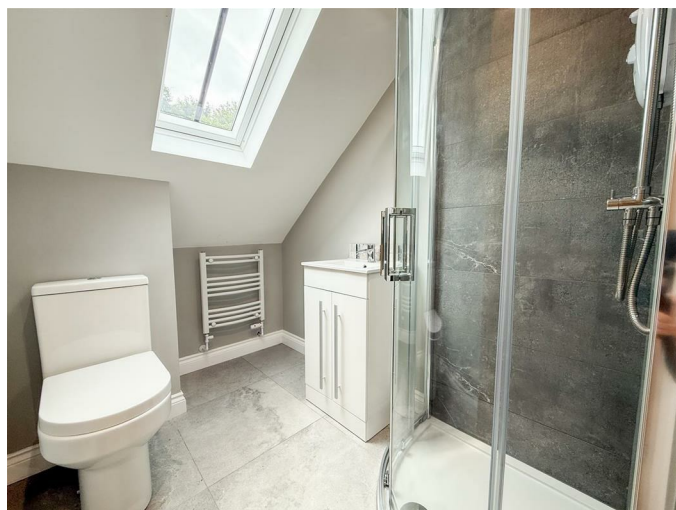
BEDROOM FOUR

12'8" x 9'2" (3.87m x 2.81m)



SHOWER ROOM

7'5" x 5'4" (2.27m x 1.63m)



EXTERNAL



Agent Note

There is internet connection to the whole house with USB connections to all bedrooms. There are garden lights, and outside tap and a double socket, fully insulated, to the rear garden.

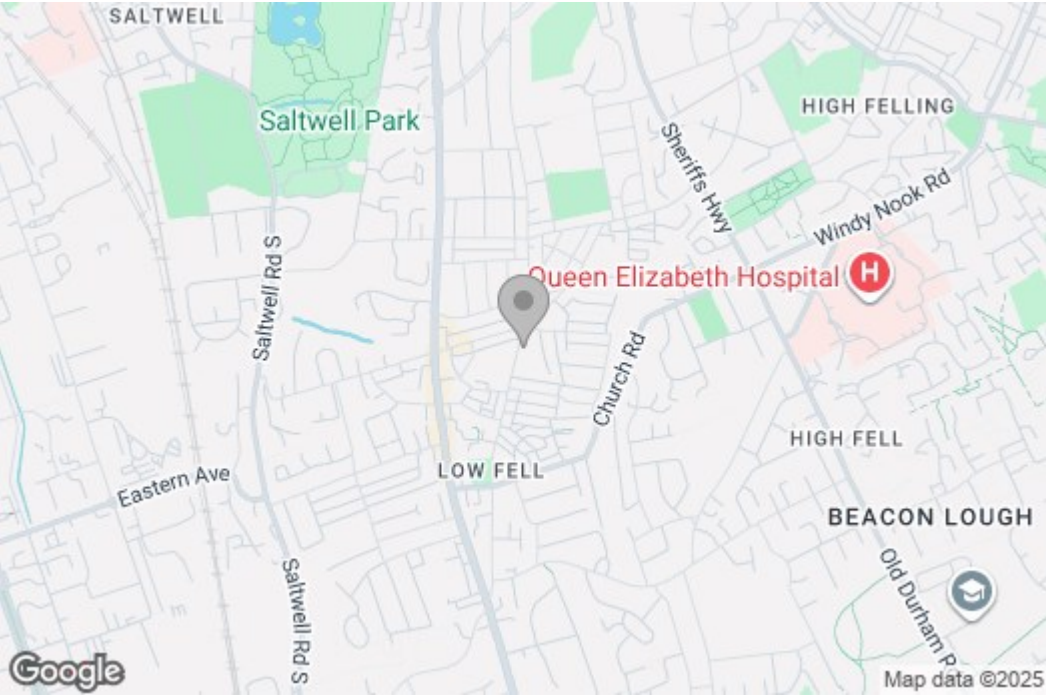
Property disclaimer

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 an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

