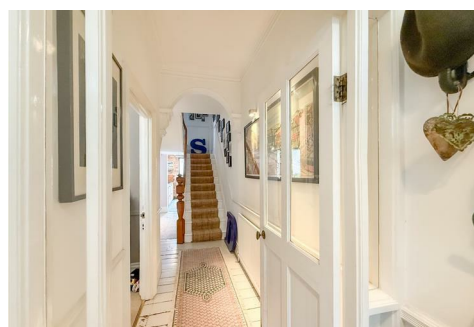




9 Rosslyn Avenue, Low Fell, NE9 5YH

Offers Over £350,000

This stunning Victorian terrace property is a unique and stylish residence located on a desirable street in Low Fell. Spanning three floors, this home offers a wealth of features and amenities, making it an ideal choice for those seeking a blend of historical charm and modern comforts. The property boasts an eclectic interior design, blending traditional Victorian features with contemporary style. The stylish kitchen and bathrooms add to the overall appeal, providing a sophisticated and luxurious atmosphere throughout the home. The two reception rooms offer flexibility for entertaining and relaxation, providing plenty of space for various activities while maintaining an intimate and inviting ambiance. The lounge also features a cosy log burner. With four bedrooms spread across the floors, including an attic bedroom with its own bathroom, there is ample space for a growing family or accommodating guests. The property features a front garden, adding a touch of greenery to the pedestrianized street. The rear yard not only offers the potential for parking but also presents a charming pergola with a seating area, creating a private and tranquil outdoor space for relaxation and alfresco dining. The property benefits from a desirable location, providing easy access to local amenities, schools, and transportation links, while also offering a sense of community and a peaceful residential environment. Overall, this Victorian terrace property with its unique style, spacious interior, and attractive outdoor spaces presents an exceptional opportunity for those seeking a distinctive and comfortable home in a prime location.

ENTRANCE VESTIBULE

RECEPTION HALLWAY



LOUNGE

16'1" x 13'6" (4.92 x 4.12)



DINING ROOM

14'7" x 10'6" (4.45 x 3.22)



KITCHEN

12'7" x 7'4" (3.86 x 2.25)



ACCOMMODATION FIRST FLOOR



MASTER BEDROOM

13'3" x 9'9" plus wardrobes (4.04 x 2.99 plus wardrobes)



BEDROOM TWO

13'6" x 11'2" (4.14 x 3.42)



BEDROOM THREE

10'2" x 7'0" (3.12 x 2.14)



FAMILY BATHROOM/WC



ACCOMMODATION SECOND FLOOR



BEDROOM FOUR

16'0" x 11'7" (4.89 x 3.54)



BATHROOM/W.C



EXTERNAL



Property disclaimer

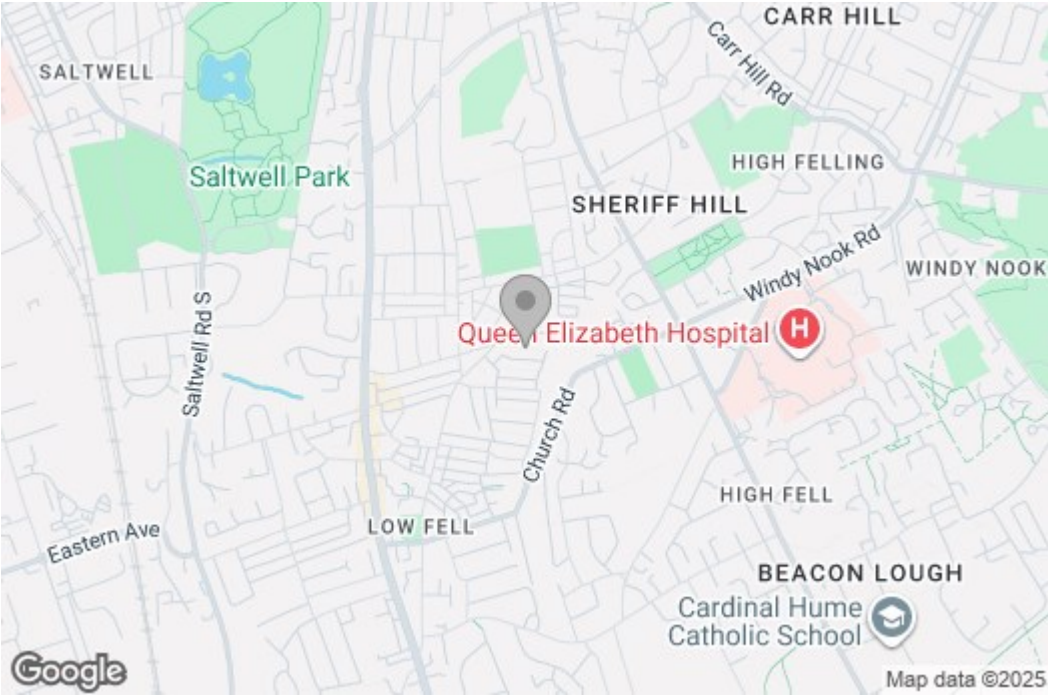
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

Tenure

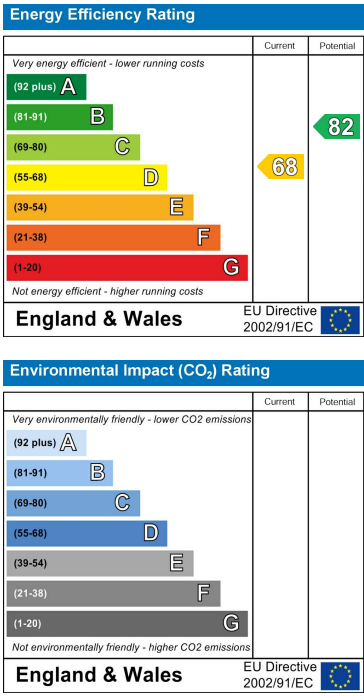
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on for clarification before proceeding to purchase the property.

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.