

7 Brixham Avenue, Gateshead, NE9 6XH

£240,000

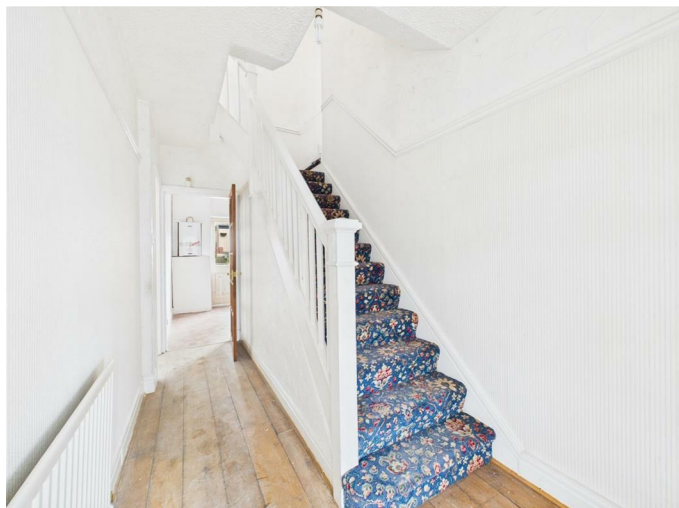
7 BRIXHAM AVENUE, LOW FELL,

We are acting in the sale of the above property and have received an offer of £245,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. Introducing Brixham Avenue, an extended four bedroom semi detached within the desirable area of Low Fell. This sought-after street presents a unique opportunity to own a spacious family home.

While this house requires modernisation, it presents an extraordinary canvas for those seeking to create a home tailored to their personal taste. Step through the entrance porch into the hallway, beckoning you further into this expansive residence. The lounge provides a comfortable and relaxing space. Adjacent to the lounge, the dining room provides further access through to a conservatory. There is also a kitchen which has been extended. Venturing upstairs, a well-appointed landing introduces you to four bedrooms. The family bathroom/wc caters to your daily needs. One of the bedrooms has been thoughtfully extended, boasting an additional level of versatility. Ascend its staircase to discover the inviting attic area, perfect for storage. This bedroom also features a convenient en-suite wc. Outside, a rear garden awaits where there is access to a brick-built shed and a garden room providing the perfect spaces for hobbies, storage, or even a home office.

In summary, Brixham Avenue presents an exceptional opportunity for a discerning family seeking a home that can be transformed into their own personal sanctuary. With an enviable location, a garage and driveway viewings are recommended in order to fully appreciate this home's true potential. LEASEHOLD COUNCIL BAND C

ENTRANCE HALLWAY



LIVING ROOM

13'5" x 10'6" (4.11m x 3.21m)



DINING ROOM

13'5" x 11'10" (4.10m x 3.62m)



CONSERVATORY

9'0" x 8'7" (2.75m x 2.62m)



KITCHEN

15'3" x 8'5" (4.65m x 2.58m)



FIRST FLOOR

MASTER BEDROOM

16'11" x 7'3" (5.18m x 2.22m)



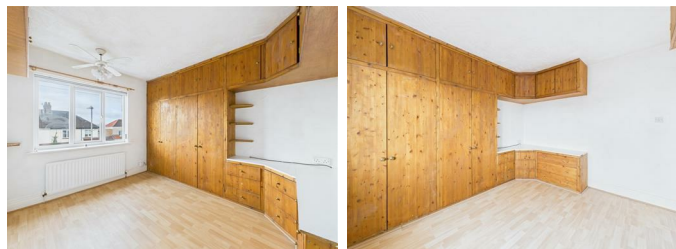
EN-SUITE

7'2" x 5'8" (2.20m x 1.73m)



BEDROOM TWO

11'6" x 9'5" (3.51m x 2.89m)



BEDROOM THREE

11'4" x 9'10" (3.46m x 3.00m)



BEDROOM FOUR

8'5" x 7'10" (2.58m x 2.40m)



BATHROOM

ATTIC ONE

16'5" x 11'8" (5.02m x 3.57m)

ATTIC TWO

9'6" x 6'10" (2.92m x 2.10m)

EXTERNAL



GARDEN ROOM

10'10" x 6'11" (3.32m x 2.11m)

GARAGE

17'8" x 8'5" (5.39m x 2.58m)

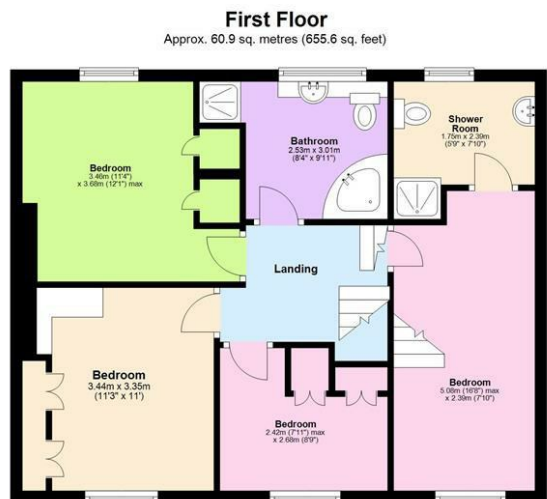
Property disclaimer

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

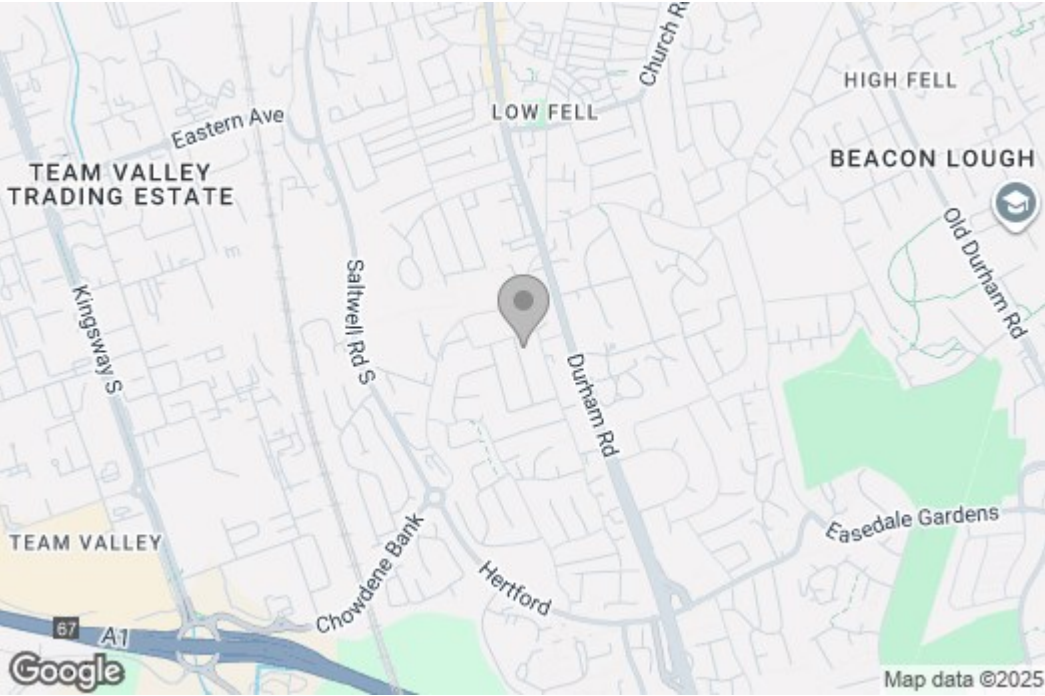
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

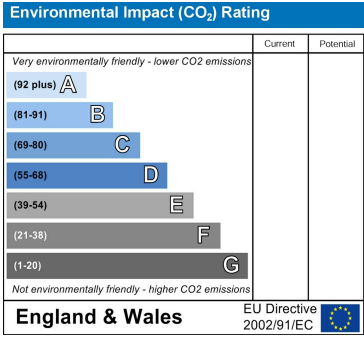
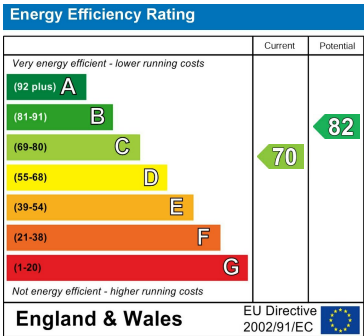


Total area: approx. 174.9 sq. metres (1882.9 sq. feet)

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.