



15 East Park Road, Low Fell, NE9 5AX

Offers Over £289,950

Impressive semi-detached town house situated on East Park Road with accommodation over three floors and views overlooking Saltwell Park. The house is warmed via gas central heating and has the benefit of uPVC double glazing. The spacious accommodation comprises: entrance hallway, ground floor w/c, dining kitchen with integrated appliances, sitting room with two sets of French doors opening onto the rear patio. The first floor landing provides access into the living room which has two sets of French doors opening onto the West facing balcony, bedroom with dressing area and en-suite and the family bathroom. The master bedroom with dressing area and en-suite, and two further bedrooms are located on the second floor. There is a walkway and garden area to the front of the home and the rear garden has been landscaped, is tiered with raised borders and a patio area. A garage and driveway to the rear of the home provide ample off street parking. Viewings are highly recommended to appreciate this substantial family home.

Ground Floor

A composite front entrance door provides access into the hallway which has a built in storage cupboard, radiator and a staircase leading to the first floor.

Ground Floor Cloakroom/W.C.

Low level w/c, pedestal wash basin, tiled splash back, radiator and an extractor

Dining Kitchen

14'11" x 9'4" (4.57m x 2.87m)



Base and eye level units with contrasting work surfaces, integrated double oven, gas hob and chimney style cooker hood, one and a half bowl stainless steel sink, integrated dishwasher, washer/dryer, fridge and freezer, integrated spotlights, radiator, extractor, window overlooking the front aspect.

Sitting Room

16'2" x 13'2" (4.95m x 4.02m)



Radiator, two sets of French doors opening onto the rear patio.

First Floor

Landing with staircase leading to the second floor.

Bedroom Two

9'5" x 9'2" (2.89m x 2.80m)



The measurement excludes the dressing area which has fitted sliding door wardrobes, radiator, French doors to the Juliet balcony overlooking the rear elevation, and an en-suite.

First Floor En-Suite



Shower cubicle, pedestal hand wash basin, low level w/c, splash back tiling, radiator, window overlooking the rear elevation.

Living Room

16'0" x 11'3" (4.89m x 3.43m)



Radiator, two sets of French doors opening onto the Westerly facing balcony which overlooks Saltwell Park and offers lovely views.

Family Bathroom

6'10" x 5'6" (2.09m x 1.70m)



Panelled bath with an electric shower over, low level w/c, pedestal hand wash basin, tiled splash back, integrated spotlights, extractor and a radiator.

Second Floor

Landing with loft access and two built in storage cupboards.

Master Bedroom

12'1" x 9'5" (3.70m x 2.88m)



The measurement excludes the dressing area with fitted sliding door wardrobes, radiator, French doors to the Juliet balcony and an en-suite.

En-Suite



Shower cubicle, low level w/c, vanity hand wash basin, tiled splash back, radiator, extractor, window overlooking the rear elevation.

Bedroom Three

11'8" x 8'9" (3.58m x 2.67m)



Radiator, window overlooking the front elevation offering views over Saltwell Park and beyond.

Bedroom Four

11'5" x 7'0" (3.50m x 2.15m)



Radiator, window overlooking the front elevation offering lovely views of Saltwell Park and beyond.

External



There is a walkway and garden area to the front of the home and a landscaped rear garden which is tiered with raised flower borders and a patio area.

Parking

There is a driveway and single garage located at the rear of the home providing ample off street parking.

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

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.

Energy Efficiency Graph

