



14 Kells Gardens, Gateshead, NE9 5XS

Offers In Excess Of £315,000

Presented over three floors and featuring a lovely garden to the rear, we are delighted to offer for sale this period Edwardian terraced house which has four bedrooms. The house is situated on Kells Gardens, which is a lovely pedestrianised street within central Low Fell. The accommodation will be ideal for a family or a young couple and briefly comprises; entrance hallway, lounge with bay window, spacious second reception room which may be ideal as a dining area with extra sitting room. There is also a fitted kitchen on this floor. Upstairs the landing opens into three bedrooms and a four piece family bathroom/wc. The second floor accommodation provides access into a fourth attic bedroom with dormer window and an additional shower room/wc. Externally there is gardens to the front and rear, the rear garden is southerly facing and will be perfect for the summer months. The property benefits from Upvc double glazing and gas central heating is via radiators and a combi boiler. Houses within this location are currently in high demand, therefore an early viewing is advised in order to avoid any disappointment.

ENTRANCE HALLWAY

Access to the home is via a hardwood timber glazed door. The hallway has oak wood flooring, there is a radiator and a spindle staircase leads to the first floor. Internal doors provides access into the lounge and the dining room.

LOUNGE

15'8" x 16'2" (4.80 x 4.95)



Measurement is into the bay window and the alcoves. Period coving is fitted to the ceiling there is a dado rail and lovely oak wood flooring. An Adams style fireplace is fitted with a hearth and a recess with a fire fitted inset. There is a radiator and a double glazed bay window overlooks the front garden.

DINING ROOM / SITTING AREA

20'10" x 16'7" (6.37 x 5.07)



A stunning spacious room which is large enough for a dining area with a sitting room. A gas fire is fitted into the chimney breast and a double glazed bay window overlooks the rear garden. Period coving is fitted to the ceiling, the floorboards have been sanded and varnished and there is a radiator. A set of double doors are fitted into one alcove with a lovely ornate brick recessed display area located adjacent to the storage cupboards. An internal door opens into the kitchen.

KITCHEN

6'9" x 7'1" (2.07 x 2.18)



The kitchen is fitted with a range of floor and wall units with working surfaces which includes a sink unit which is fitted with a mixer tap. Built in appliances includes an electric twin oven and a gas hob which is fitted with an extractor fan above. Recesses are provided for a washing machine, tumble drier and a dishwasher. A double glazed window

overlooks the rear garden with a double glazed door opening into the rear garden. Wall mounted combi boiler.

FIRST FLOOR

With a landing which has a radiator and a spindle staircase leads to the second floor accommodation.

BEDROOM ONE

13'9" x 13'1" (4.21 x 4.01)



The master bedroom has a radiator and two double glazed windows overlooks the front aspect. Period is coving is fitted to the ceiling.

BEDROOM TWO

12'11" x 12'7" (3.94 x 3.85)



With a radiator and a double glazed window overlooks the rear aspect. A storage cupboard is fitted to one alcove.

BEDROOM THREE

10'3" x 6'10" (3.13 x 2.09)



With a radiator and a double glazed window overlooks the front aspect.

FAMILY BATHROOM/WC

8'5" x 8'4" (2.58 x 2.56)

The family bathroom is fitted with a four piece suite which briefly comprises, wash hand basin, low level wc, panelled bath and a walk in shower unit which is fitted with a shower unit inset.

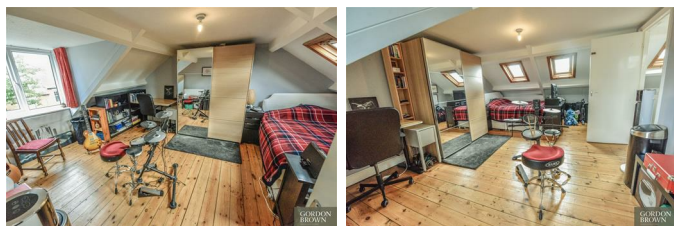
SECOND FLOOR LANDING



With a landing which is accessed via a spindle staircase. A window overlooks the rear aspect.

ATTIC BEDROOM FOUR

16'6" x 13'1" (5.03 x 4.01)



The attic bedroom features a dormer window which overlooks the front aspect. An additional double glazed roof window overlooks the rear aspect. There is a radiator and the flooring has been sanded and varnished.

SHOWER ROOM/WC

6'8" x 10'6" (2.05 x 3.22)



The shower room is fitted with a modern white suite which briefly comprises; low level wc, wash hand basin and a walk in shower unit is fitted with a shower inset. There is a chrome towel rail and a double glazed window overlooks the front aspect.

EXTERNAL



At the front of the home there is a garden with a patio area and a lovely walkway which leads to the front door. The garden is also stocked with plants and shrubs. The rear garden is southerly facing and is presented over two tiers. The higher tier is fitted with artificial lawn and the lower tier is a lovely hard standing patio area. A gate provides access into the rear lane.

Property disclaimer

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Tenure

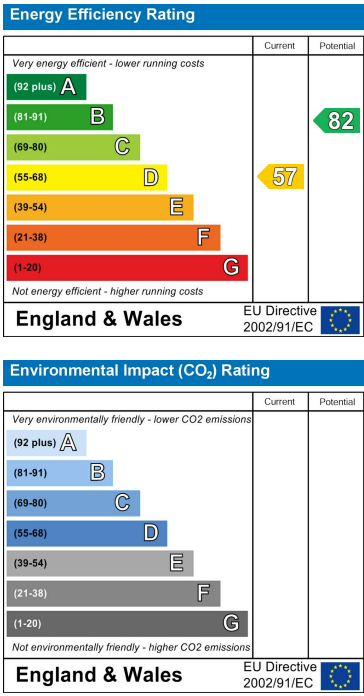
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on 0191 487 4211 for clarification before proceeding to purchase the property.

Floor Plan

Area Map



Energy Efficiency Graph



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