



22 Cromer Avenue, Gateshead, NE9 6UJ

Offers Over £350,000

Nestled in the highly sought-after area of Low Fell, this stunning four-bedroom semi-detached house on Cromer Avenue offers a perfect blend of modern living and traditional charm. Upon entering, you are greeted by a welcoming entrance porch that leads into a spacious reception hallway. The property boasts two generous reception rooms, including a formal lounge that provides an ideal space for relaxation and entertaining. The heart of the home is undoubtedly the stylish open-plan kitchen diner, which is both contemporary and functional, perfect for family gatherings and culinary adventures. This area is complemented by a utility room and a convenient ground floor W.C., ensuring practicality for everyday living. Additionally, the garage has been thoughtfully converted into a useful boot room, providing ample storage for outdoor gear and shoes. As you ascend the staircase, you will find four well-proportioned bedrooms, each offering a comfortable retreat. The master bedroom features a dressing room, adding a touch of luxury to your daily routine. A family bathroom completes the upper floor, designed to cater to the needs of a busy household. Outside, the property boasts a stunning west-facing garden, ideal for enjoying the afternoon sun. The garden features a raised deck with a glass balustrade, creating a perfect spot for alfresco dining or simply unwinding in a tranquil setting. To the front, a driveway provides convenient off-street parking. This exceptional home in Low Fell is not to be missed, offering a wonderful opportunity for families seeking a blend of comfort, style, and convenience in a desirable location.

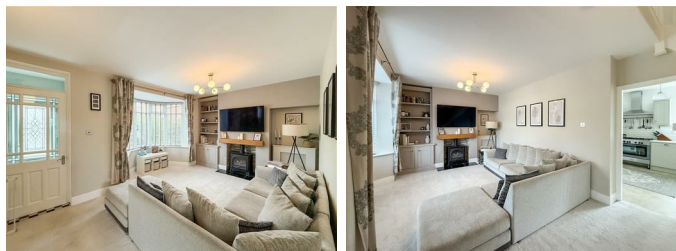
ENTRANCE PORCH



HALLWAY

LIVING ROOM

19'11" x 14'0" (6.08m x 4.28m)



DINING KITCHEN

19'8" into alcoves x 12'0" (6.00m into alcoves x 3.66m)



UTILITY ROOM

9'3" x 6'7" (2.83m x 2.03m)



GROUND FLOOR W/C

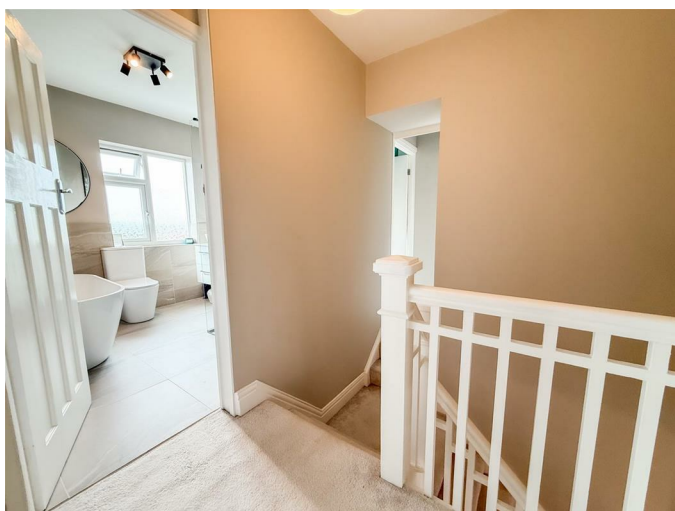


BOOT ROOM

15'2" x 6'7" (4.63m x 2.03m)



FIRST FLOOR LANDING



MAIN BEDROOM

12'0" x 11'2" (3.66m x 3.42m)



DRESSING ROOM

8'11" x 6'11" (2.73m x 2.11m)



BEDROOM TWO

11'0" x 10'9" (3.36m x 3.29m)



BEDROOM FOUR

8'6" x 6'6" (2.60m x 2.00m)



BEDROOM THREE

8'2" x 6'3" (2.50m x 1.91m)



BATHROOM

8'4" x 7'4" (2.56m x 2.24m)



EXTERNAL

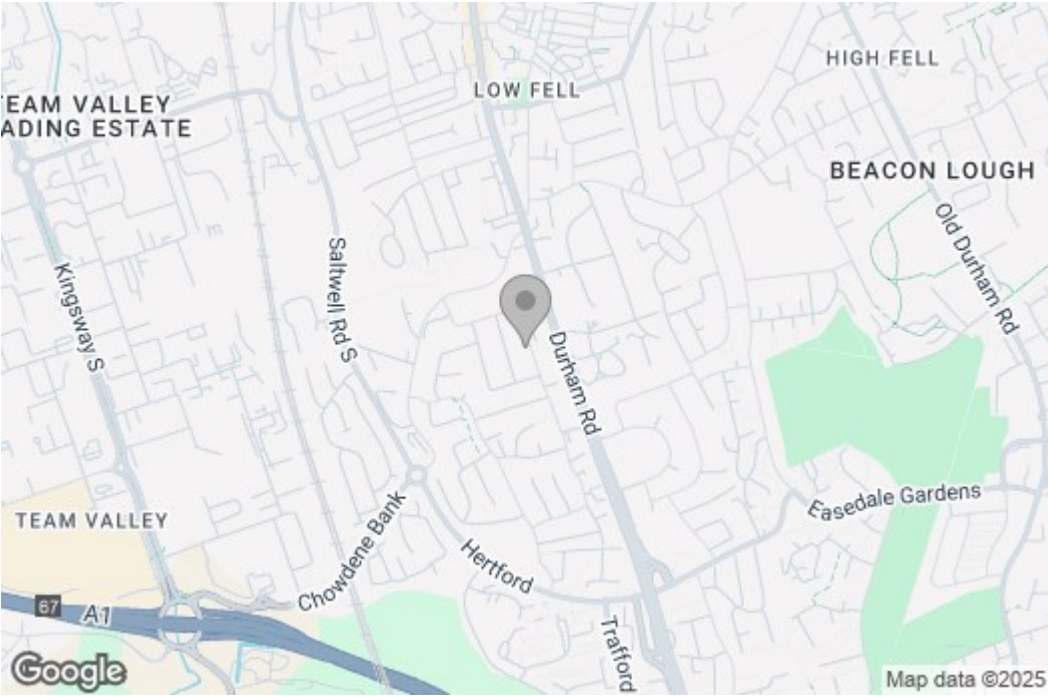


Property disclaimer

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.

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

