BELL
ESTATE AGENTS

FOR SALE

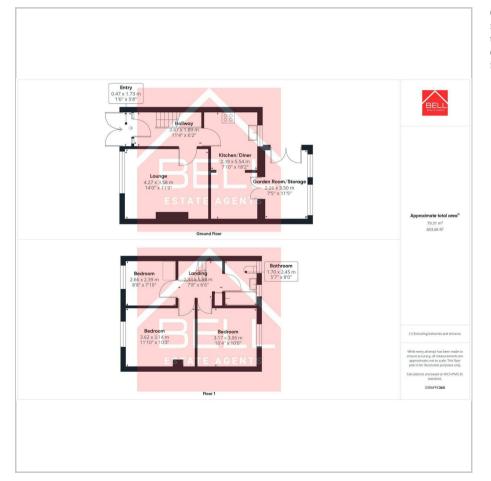7 Harraby Gardens, Gateshead, NE9 6QB

Offers Over £139,950

- No Onward Chain
- Open Plan Kitchen/Dining Room
- Excellent Opportunity For First Time Buyers
- Within Easy Reach Of Local Amenities
- EPC Rating - C

- Front & Rear Gardens
- Garden Room/Storage Space
- Gas Central Heating Via Combi-Boiler
- 1 Mile To Low Fell High Street
- Viewings Highly Recommended

THE PROPERTY

A well presented starter family home with front/rear gardens and a modern open plan kitchen/dining room. Situated a mile from central Low Fell....

Bell Estate Agents are pleased to welcome to the market this well cared for and much improved home overlooking a pedestrianised green to the front aspect. The internal accommodation briefly comprises of an entrance lobby leading to a hallway with stairs to the first floor. Leading on from this is a cozy lounge which has been tastefully decorated. Completing the ground floor is an open plan kitchen/dining room with modern units offer a range of storage space, a useful garden room which doubles up as additional storage also completes the layout, also providing external access. Moving upstairs to the first floor there are three well proportioned bedrooms, two of which are double size rooms and a modern family bathroom with shower over bath.

Externally there are low maintenance paved gardens to the front/side and rear. Parking is available on-street to the rear of the property.

Originating in the 16th century Low Fell has quickly developed into one of the more popular of the two dozen or so villages which now comprise the Metropolitan Borough of Gateshead. The Durham Road area has now become a vibrant commercial hub with thriving shops, bars and restaurants as well as some banks and small offices. Whilst also offering it's own running, cricket and rugby clubs. There are also a range of highly regarded local schools, demand for properties increases to grow as more buyers look to move into the area. The area also offers excellent links to the A1, Metrocentre and Team Valley for commuters.

Floor Plan

Ground Floor

- Entry 0.47 x 1.73 m — 1'6" x 5'8"
- Hallway 3.47 x 1.89 m — 11'4" x 6'2"
- Kitchen/Diner 2.39 x 5.54 m — 7'10" x 18'2"
- Lounge 4.27 x 3.58 m — 14'0" x 11'9"
- Garden Room/Storage 2.26 x 3.50 m — 7'5" x 11'5"

Floor 1

- Bedroom 2.66 x 2.39 m — 8'8" x 7'10"
- Landing 2.34 x 1.99 m — 7'8" x 6'6"
- Bathroom 1.70 x 2.45 m — 5'7" x 8'0"
- Bedroom 3.62 x 3.14 m — 11'10" x 10'3"
- Bedroom 3.17 x 3.06 m — 10'4" x 10'0"

Approximate total area(1)
79.31 m²
853.69 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC