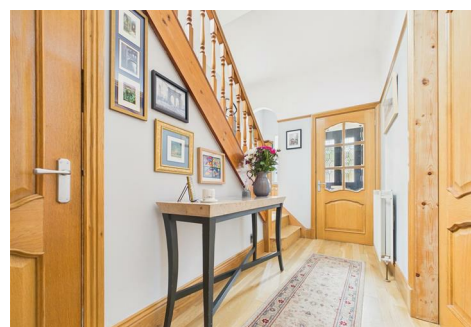


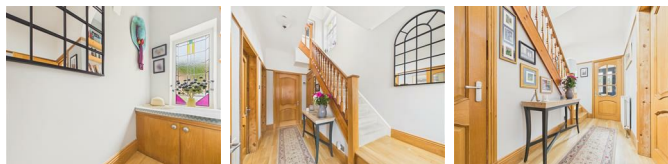


19 Deneside Avenue, Low Fell, NE9 6AD

Offers Over £375,000

Nestled on the sought-after Deneside Avenue, this semi-detached house presents a fantastic opportunity for those seeking a charming family home in the desirable area of Low Fell. The property boasts an elevated position, allowing for a stunning south-facing rear garden that is perfect for enjoying sunny days. Upon entering, you are greeted by a spacious hallway adorned with engineered oak flooring, leading to two inviting reception rooms. The dining room features a recessed gas fire and a lovely bay window that overlooks the front aspect, creating a warm and welcoming atmosphere. The lounge, also with a bay window, offers a serene view of the private rear garden, making it an ideal space for relaxation. The breakfasting kitchen is well-equipped with modern conveniences, including an integrated double oven, microwave, fridge/freezer, and dishwasher. A utility area adds to the practicality of the space, while an exit door provides easy access to the beautifully maintained garden. On the first floor, the landing is illuminated by a feature window, leading to three well-proportioned bedrooms. The main bedroom is particularly impressive, featuring fitted wardrobes and a bay window that enhances the room's appeal. The additional two bedrooms, one of which also has fitted wardrobes, offer ample space for family or guests. The shower room is fitted with a walk-in shower, providing a contemporary touch. Outside, the property is complemented by a garage with a remote-controlled door and a driveway, ensuring ample off-street parking. The front and rear gardens are beautifully tended, with the rear garden offering various seating areas to fully enjoy the south-facing sunshine. Viewings are highly recommended to truly appreciate the charm and spaciousness of this wonderful family home.

ENTRANCE HALLWAY



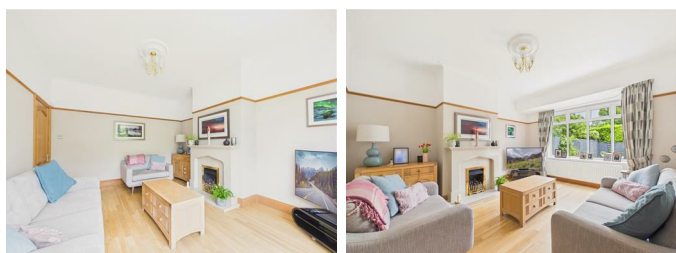
DINING ROOM

14'6" x 12'4" (4.43m x 3.78m)



LOUNGE

15'11" x 12'4" (4.86m x 3.77m)



BREAKFASTING KITCHEN

15'4" x 9'2" extd to 12'7" (4.69m x 2.81m extd to 3.86m)

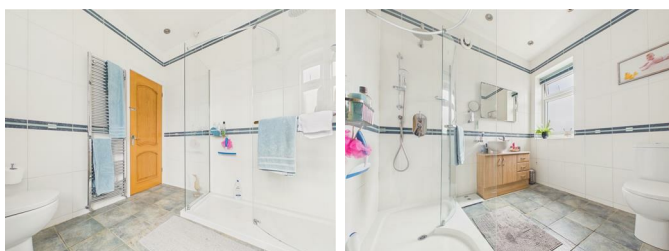


FIRST FLOOR LANDING



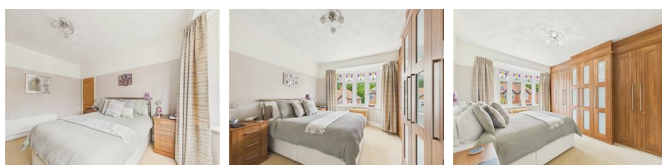
SHOWER ROOM

7'10" x 7'6" (2.40m x 2.29m)



BEDROOM ONE

15'6" into bay x 9'11" to robes (4.73m into bay x 3.03m to robes)



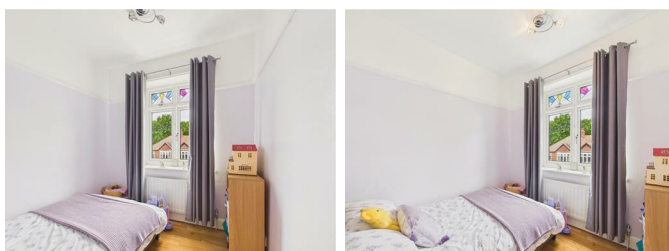
BEDROOM TWO

12'0" x 10'8" (3.68m x 3.26m)



BEDROOM THREE

8'1" x 8'0" (2.47m x 2.45m)



EXTERNAL



GARAGE

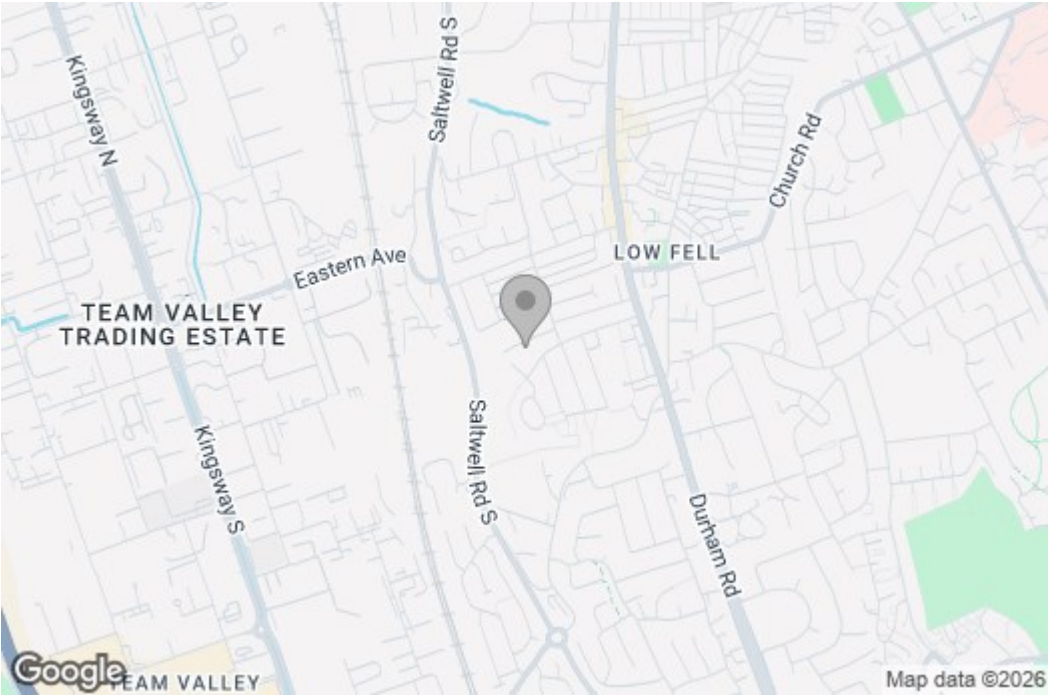
16'6" x 7'6" (5.05m x 2.30m)

Property disclaimer

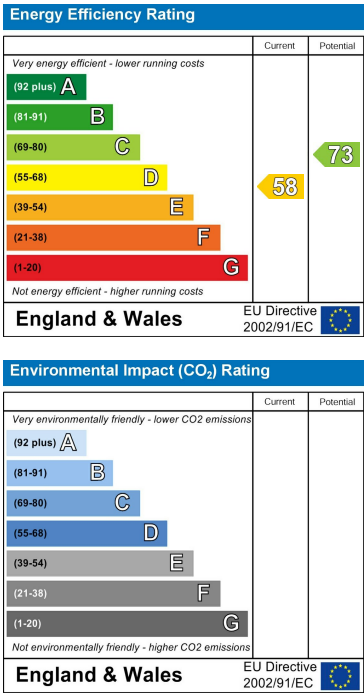
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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



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.