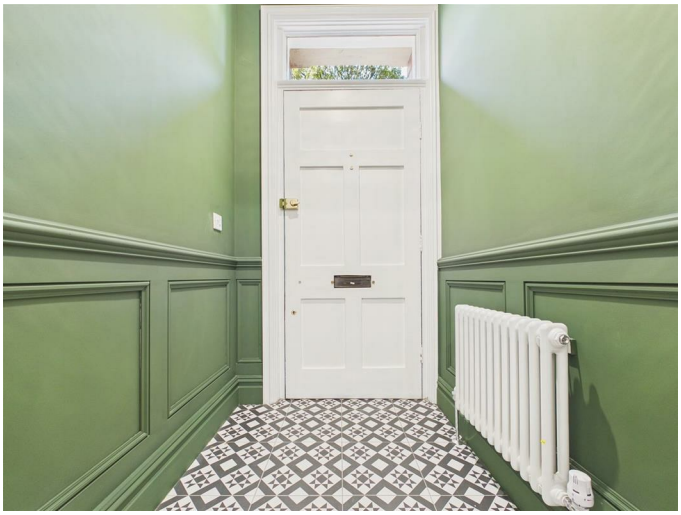
GORDON
BROWN
SALES & LETTING

19 Lavender Gardens, Gateshead, NE9 5TB

£420,000

Nestled in the charming Lavender Gardens, Low Fell, this stunning newly renovated larger style end terraced home offers a perfect blend of modern living and classic elegance. Upon entering, you are greeted by an inviting entrance vestibule that leads into a spacious reception hallway. The dual aspect lounge at the front is adorned with a bay window and a feature fireplace, provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining. At the rear of the property, you will find an impressive open plan kitchen diner and family room, designed for contemporary living. The stylish crittall style doors seamlessly connect this space to the rear yard, allowing for an abundance of natural light to flood in. A convenient ground floor WC is also located off the hallway, adding to the practicality of this delightful home. Venturing upstairs, the half landing features a laundry room and a stylish four piece bathroom suite, while the main landing boasts three generously sized double bedrooms, one of which includes a private en suite shower room. A further staircase leads to an attic bedroom, complete with its own en suite, providing additional privacy and space. This property stands out on the street due to its wider design and side windows, ensuring a bright and airy feel throughout. Outside, you will discover a charming garden to the front and a rear yard equipped with a remote shutter for off-street parking and additionally, a rare driveway at the back means the property can accommodate parking for two cars, a valuable feature in this area. In summary, this exceptional home in Lavender Gardens is perfect for families seeking a blend of style, space, and convenience. With its modern amenities and thoughtful design, an internal viewing is essential to fully appreciate the size and standard of accommodation on offer here in this beautiful home.

ENTRANCE VESTIBULE



RECEPTION HALLWAY

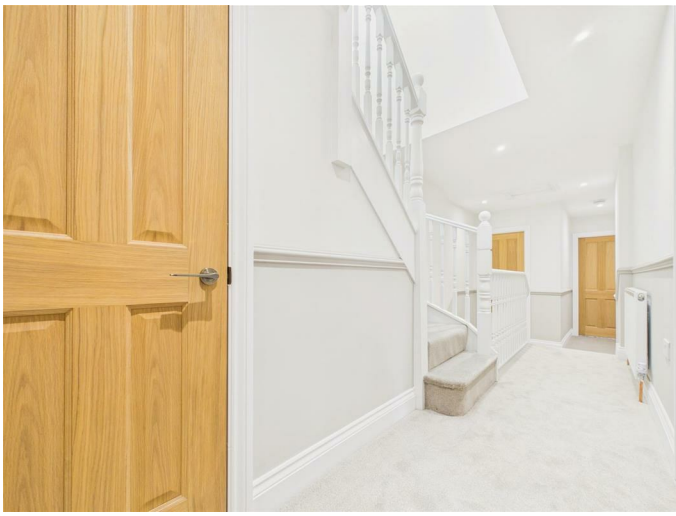
GROUND FLOOR WC

LOUNGE

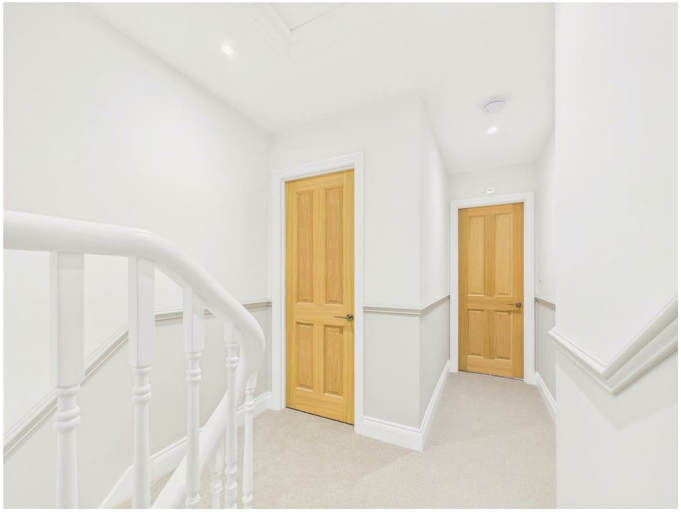
DINING/FAMILY ROOM

KITCHEN

ACCOMMODATION FIRST FLOOR



HALF LANDING



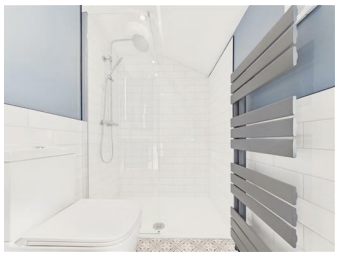
LAUNDRY ROOM

FAMILY BATHROOM/WC

BEDROOM ONE

BEDROOM TWO

EN SUITE SHOWER ROOM



BEDROOM THREE

ATTIC BEDROOM FOUR

EN SUITE SHOWER ROOM

EXTERNAL YARD

GARDEN

ADDITIONAL PARKING SPACE

AGENTS NOTE

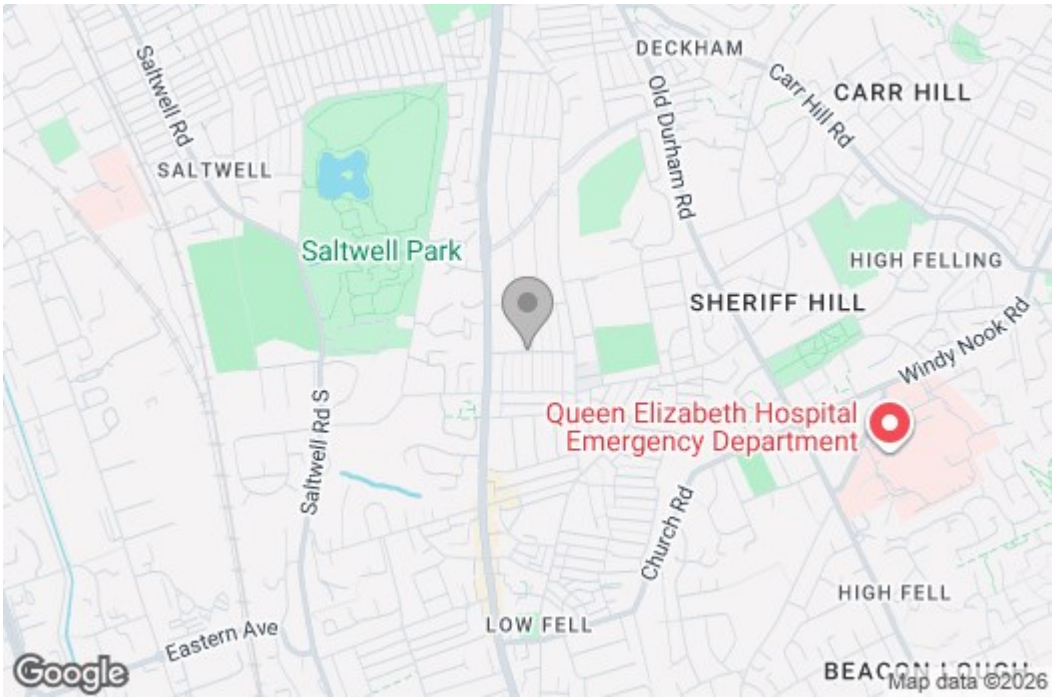
******* PLEASE BE AWARE THAT AI HAS BEEN USED ON SOME OF THE ROOMS SO THAT A PURCHASER CAN VISUALISE HOW THE ROOM WOULD LOOK WITH FURNITURE, HOWEVER THE ORIGINAL PHOTO OF THE EMPTY ROOM WILL BE ALONG SIDE THE AI PHOTO FOR CLARITY ****** THE VIDEO HAS ALSO BEEN ENHANCED WITH AI TO SHOW SHOW HOW THE ROOMS COULD BE DRESSED.********

Property disclaimer

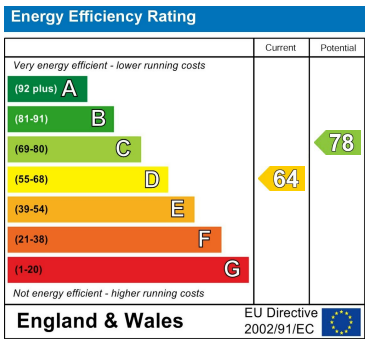
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

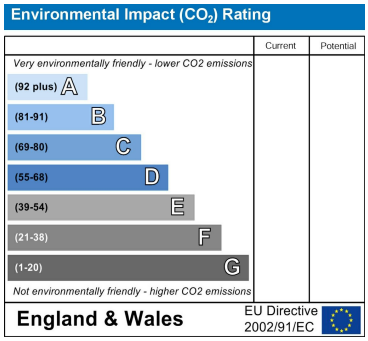
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk