

## 18 Ennerdale Gardens, Low Fell, NE9 6TQ

Offers Over £199,950

Located in the sought-after Ennerdale Gardens, this charming three-bedroom semi-detached house offers a delightful blend of comfort and style. Upon entering, you are welcomed by a spacious hallway that leads to a well-appointed lounge and dining room, featuring elegant panelling and a tasteful fire surround. The French doors invite you into a bright conservatory, which seamlessly connects to the south-facing garden, perfect for enjoying sunny afternoons. The kitchen is equipped with an integrated oven and provides convenient access to a rear decked sun terrace, ideal for al fresco dining or simply relaxing in the fresh air. Ascending to the first floor, you will find a landing with built-in storage, leading to the main bedroom, which boasts fitted wardrobes for ample storage. Two additional bedrooms and a family bathroom complete this level, ensuring plenty of space for family living. The property is surrounded by well-maintained gardens at the front and rear, along with a charming patio garden to the side, offering various outdoor spaces to enjoy. The views from this home are truly outstanding, adding to its appeal. Viewings are highly recommended to fully appreciate the warmth and character of this lovely residence. This home is not just a place to live; it is a sanctuary that invites you to create lasting memories.

## ENTRANCE HALLWAY



## LOUNGE

22'5" x 11'9" red to 7'10" (6.84m x 3.60m red to 2.40m)



## CONSERVATORY

10'11" x 9'8" (3.33m x 2.96m)



## KITCHEN

9'11" x 9'8" (3.04m x 2.95m)



## FIRST FLOOR LANDING



## BATHROOM

7'10" x 5'6" (2.40m x 1.70m)



## BEDROOM ONE

10'5" x 10'2" (3.19m x 3.11m)



## BEDROOM TWO

11'10" x 8'6" exc door recess (3.61m x 2.60m exc door recess)



## BEDROOM THREE

9'7" x 9'2" (2.93m x 2.80m)



## EXTERNAL

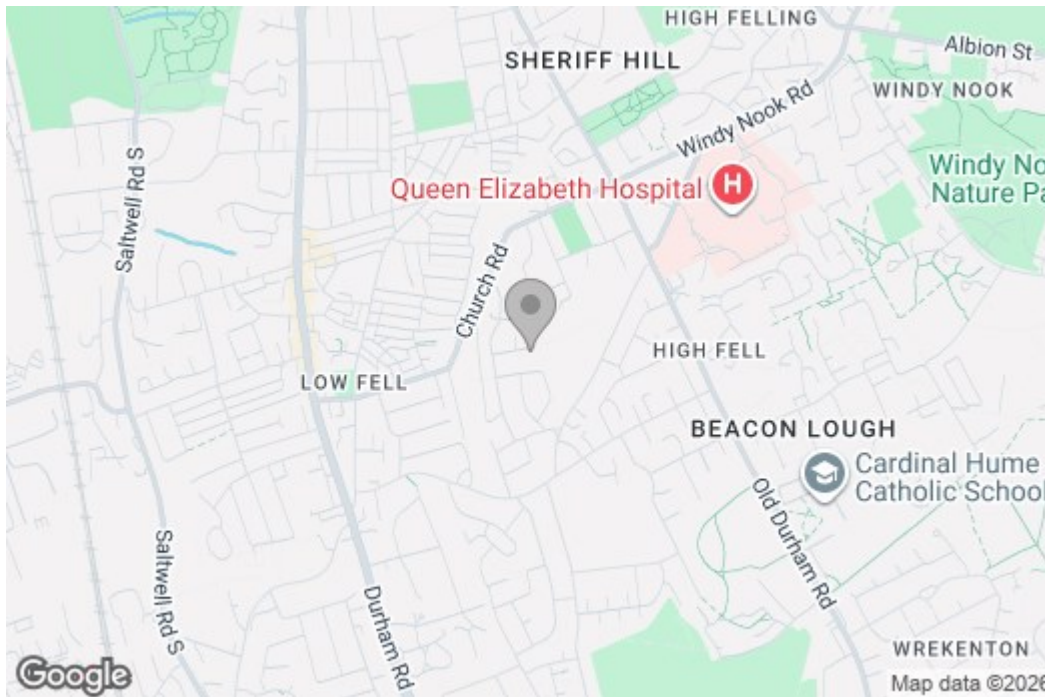


## Property disclaimer

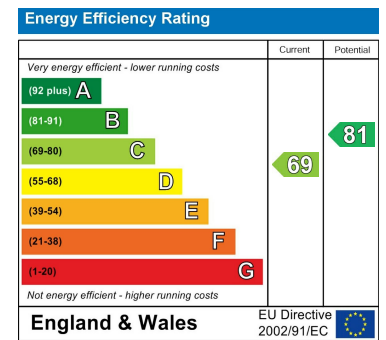
**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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



## 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 a representation or warranty in respect of the property.