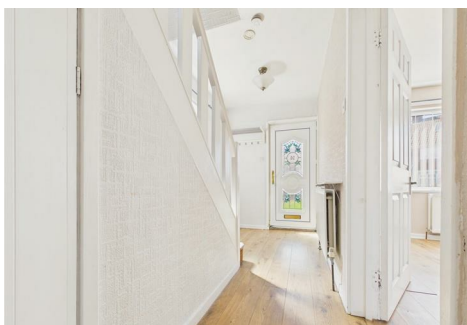




14 Hawkshead Place, Low Fell, NE9 6YU

Offers Over £155,000

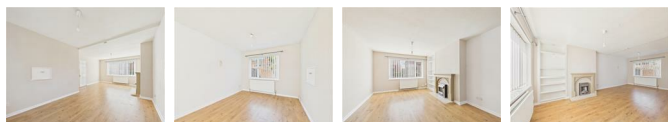
Located in the desirable Hawkshead Place, this semi-detached house is a much-loved family home that offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and a spacious reception room, this property is ideal for families or those seeking extra space. Upon entering, you are greeted by a welcoming hallway that features handy under-stair storage. The lounge and dining area is a delightful space, complete with a charming feature fireplace and display shelving, providing a warm atmosphere for both relaxation and entertaining. Large windows allow natural light to flood in, offering lovely views of the front and rear gardens. The kitchen is equipped with an integrated oven, making meal preparation a breeze. Ascending to the first floor, you will find a landing with additional storage, leading to the main bedroom, which boasts built-in double wardrobe storage. The two further bedrooms also feature built-in storage, ensuring ample space for all your belongings. The family bathroom is complemented by a separate w/c, adding to the practicality of the home. Outside, the property benefits from a low-maintenance garden at the front, while the enclosed rear garden is a true gem, adorned with mature Yucca plants and trees, creating a serene outdoor retreat. Two outhouses provide extra storage, with one featuring lighting, and there is a convenient bin store along with a side pathway. This home is ideally located close to local amenities and transport routes, making it a perfect choice for those who value accessibility. With a little tender loving care, this house has the potential to become a truly wonderful home. Viewings are highly recommended to appreciate all that this property has to offer.

ENTRANCE HALLWAY



LOUNGE/DINING ROOM

22'7" x 12'5" red to 10'1" (6.90m x 3.80m red to 3.08m)



KITCHEN

10'2" x 8'3" (3.10m x 2.53m)

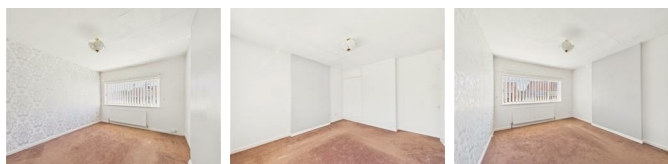


FIRST FLOOR LANDING



BEDROOM ONE

13'3" x 10'8" (4.06m x 3.26m)



BEDROOM TWO

10'7" x 9'9" (3.25m x 2.98m)



BEDROOM THREE

8'8" x 8'0" (2.66m x 2.44m)

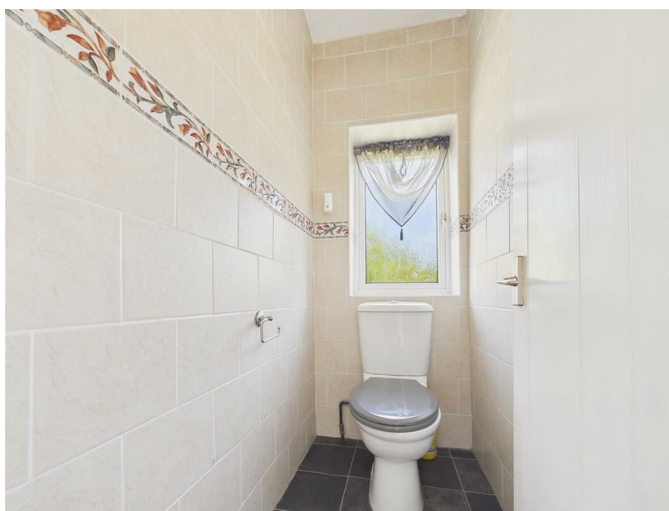


BATHROOM

7'1" x 4'7" (2.16m x 1.40m)



SEPARATE W/C



EXTERNAL



OUTHOUSES



Property disclaimer

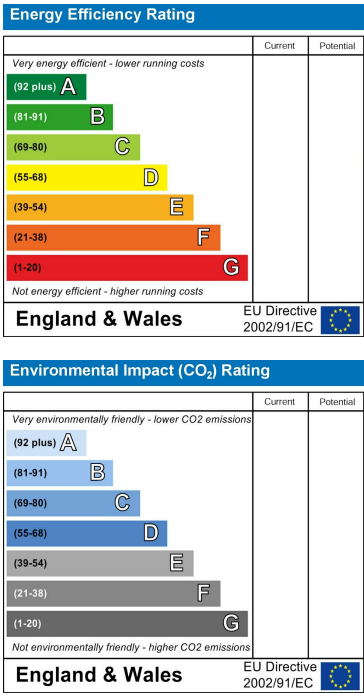
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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