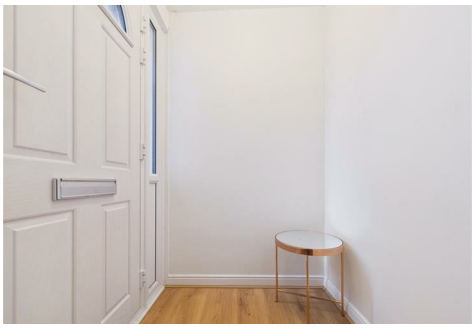
GORDON BROWN
SALES & LETTING







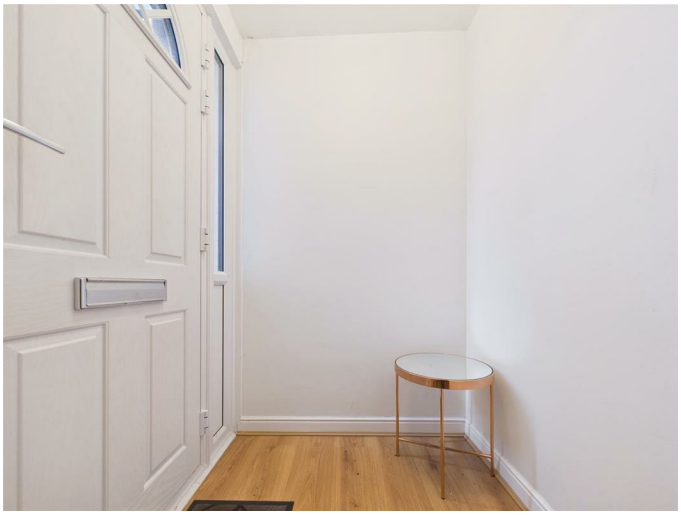


13 Skipton Green, Gateshead, NE9 7DZ

Offers Over £125,000

Nestled in the charming area of Skipton Green, we are delighted to bring to the market this three-bedroom terrace home, offering picturesque westerly views of the Silver Hills. This delightful home presents an excellent opportunity for families and first-time buyers alike. The property boasts a comfortable lounge, with living flame gas fire. A modern kitchen diner, complete with a utility room and a convenient ground floor W.C. To the first floor there are three bedrooms, two with fitted wardrobes and a stylish four piece bathroom suite, fully tiled with a Velux window. There are gardens to the front and rear, the rear having a raised paved patio with stunning views. Low Fell is renowned for its community spirit and local amenities, providing residents with easy access to shops, schools, and parks. The area boasts excellent transport links, making it simple to commute to nearby cities and enjoy the best of both urban and suburban living. This property on Skipton Green is not just a house; it is a place where memories can be made. With its appealing location and spacious interiors, it is sure to attract interest from those looking to settle in a vibrant and friendly neighbourhood. Don't miss the chance to make this lovely house your new home.

ENTRANCE LOBBY



GROUND FLOOR W/C



LOUNGE

17'2" x 10'2" (5.25m x 3.10m)





DINING KITCHEN

17'2" x 10'5" (5.25m x 3.18m)

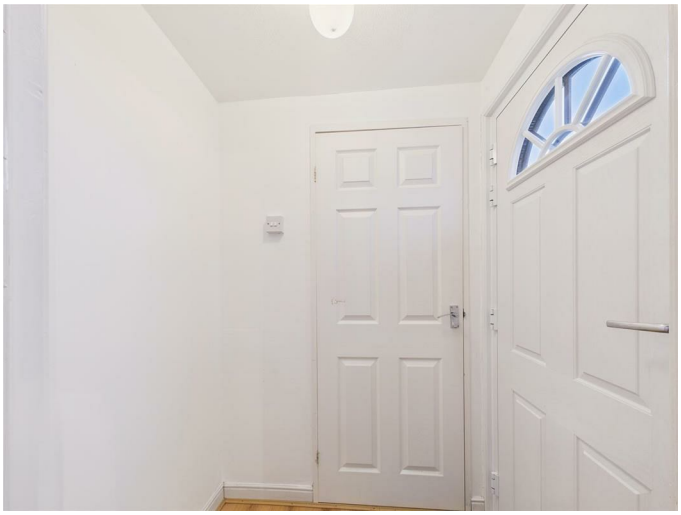




INTERNAL HALLWAY



REAR HALLWAY



UTILITY ROOM
9'7" x 5'0" (2.93m x 1.54m)



FIRST FLOOR LANDING



BEDROOM ONE
15'0" x 10'4" (4.58m x 3.17m)





BEDROOM TWO
10'5" x 8'1" (3.19m x 2.47m)



BEDROOM THREE
10'5" x 6'8" (3.20m x 2.04m)



FAMILY BATHROOM
8'2" x 6'6" (2.51m x 2.00m)



EXTERNAL



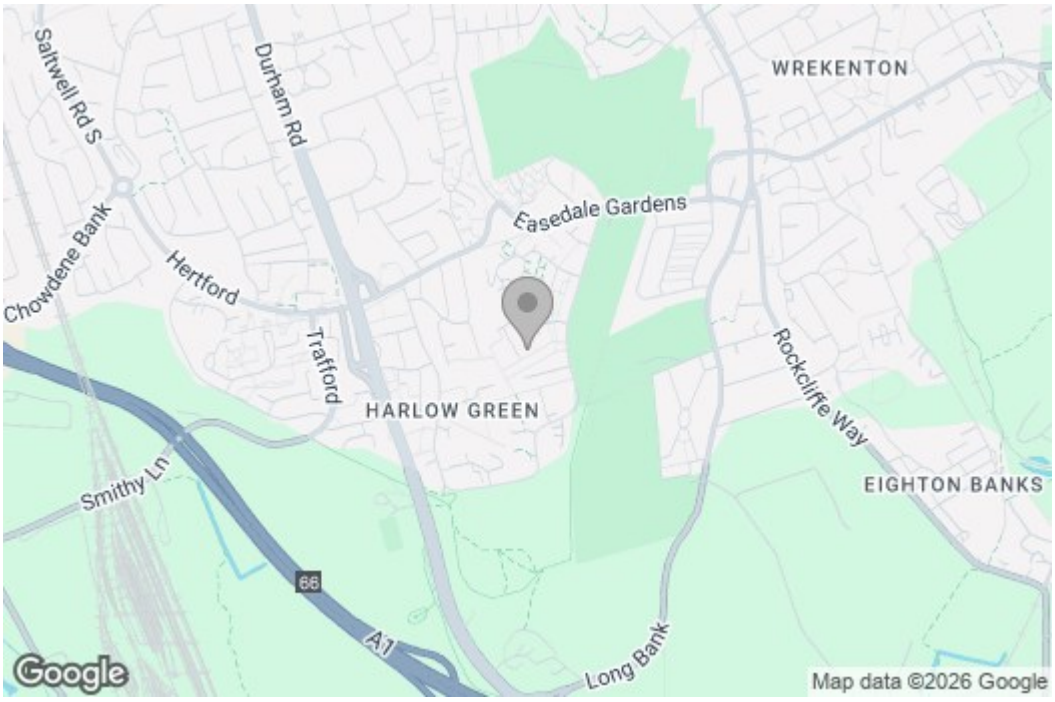


Property disclaimer

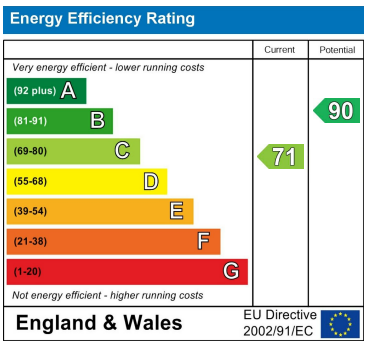
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

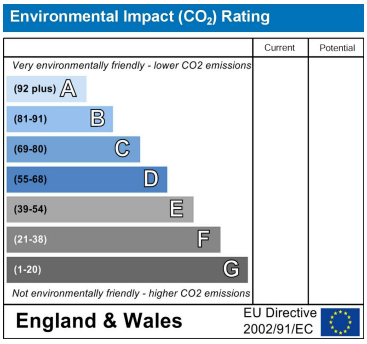
Floor Plan

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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.

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