



FOR SALE

88 Church Road, Low Fell, Gateshead, NE9 5XB

Offers Over £385,000



- No Onward Chain
- Detached Garage With Two Levels
- Stylish Family Bathroom
- Modern Fitted Kitchen
- EPC Rating - D
- Two Reception Rooms
- Front & Rear Gardens
- Prestigious Low Fell Location
- Top Floor Master Bedroom
- Viewings Highly Recommended

THE PROPERTY

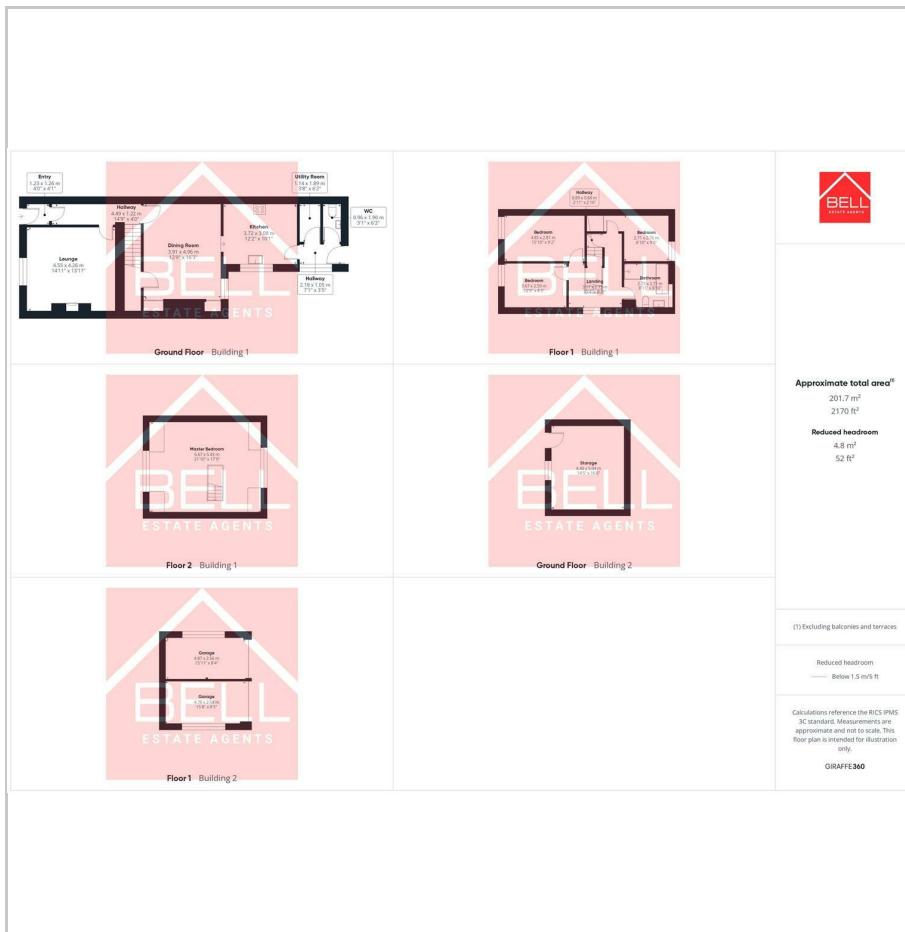
A deceptively spacious stone built family home offering accommodation over three levels with front/rear gardens and a detached double garage....

We are delighted to welcome to the market this immaculately maintained home situated in central Low Fell. The homes impressive internal accommodation briefly comprises of an entrance hallway leading to two reception rooms, a welcoming lounge with feature fireplace and an excellent size dining area with tiled flooring. Following on from this is a modern style kitchen with solid wood work tops, integrated appliances and a range of wall/base units for storage. Providing access externally is a lobby situated to the rear of the property with utility storage cupboard and a useful WC. Moving upstairs to the first floor the property has three ample size double bedrooms and a contemporary modern bathroom suite, with free standing bath, corner shower cubicle, WC and pedestal basin. The second floor completes the main buildings accommodation and offers a double bedroom with dormer windows overlooking the front and rear aspect.

Externally the property has an established front garden with a raised decked seating area, lawned section and mature trees/shrubbery providing a tranquil space for entertaining. To the rear are two low maintenance spaces ideally suited to enjoying the summer months.

Parking is provided via a detached double garage split into two single units with an additional storage unit below.

Originating in the 16th century Low Fell has quickly developed into a popular village in the Metropolitan Borough of Gateshead. The Durham Road area has now become a vibrant commercial hub with thriving shops, bars, restaurants and small offices. Whilst also offering its own running and rugby clubs and highly regarded local schools demand for properties increases to grow as more buyers look to move into the area. The area also offers excellent links to the A1, Metrocentre and Team Valley for commuters.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

