



6 Selborne Avenue, Gateshead, NE9 6ET

£359,995

This is a lovely five bedroom home located on Selbourne Avenue, a stunning Victorian Terraced house within the leafy and central area of Low Fell, offering a picturesque view of Low Fell dene. This grand residence spans three floors, showcasing a blend of original features and modern upgrades, creating a charming and elegant living space.

Upon entering, you are greeted by an inviting entrance lobby leading to a spacious reception hallway. The cozy lounge features a delightful log burning stove, perfect for relaxing evenings. The property also offers a breakfasting room and a beautifully appointed dining kitchen, ideal for both casual meals and entertaining. The ground floor further includes a convenient laundry room and a well-appointed shower room/wc, adding to the functionality of the home. Moving to the middle floor, you will find three bedrooms, with bedrooms one and two showcasing period fireplaces and alcove wardrobes, adding character and storage space. A principal family bathroom is also located on this floor, offering modern amenities and style.

The second floor of the house reveals two additional double bedrooms, providing ample space for a growing family or accommodating guests. Throughout the property, the vendors have maintained a high standard of presentation, ensuring a warm and welcoming atmosphere at every turn.

With its historical charm, modern conveniences, and picturesque surroundings, Selborne Avenue is a truly exceptional property that must be seen to be fully appreciated. Arrange a viewing today to experience the timeless elegance and comfort this home has to offer. Schedule your viewing now and make this grand Victorian residence your own!

ENTRANCE LOBBY

5'0" x 6'3" (1.54 x 1.92)

RECEPTION HALLWAY

22'2" x 6'7" (6.76 x 2.02)



LOUNGE

14'7" x 16'11" (4.47 x 5.17)



KITCHEN / DINING AREA

13'2" x 13'10" (4.02 x 4.22)



BREAKFASTING ROOM

9'11" x 11'7" (3.04 x 3.54)



UTILITY ROOM

5'0" x 6'2" (1.54 x 1.88)



GROUND FLOOR SHOWER ROOM/WC

8'11" x 4'9" (2.73 x 1.45)



FIRST FLOOR LANDING



MASTER BEDROOM ONE

18'2" x 13'9" (5.55 x 4.20)



BEDROOM TWO

14'0" x 13'2" (4.27 x 4.02)



ATTIC BEDROOM FOUR

10'7" x 13'1" (3.25 x 4.00)



BEDROOM THREE

9'10" x 8'7" (3.02 x 2.62)



ATTIC BEDROOM FIVE

20'1" x 11'8" (6.14 x 3.57)



FAMILY BATHROOM/WC

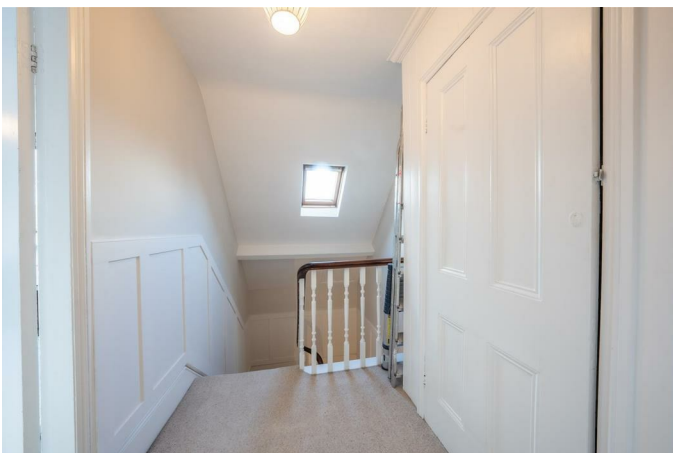
8'10" x 6'6" (2.70 x 2.00)



EXTERNAL



SECOND FLOOR LANDING



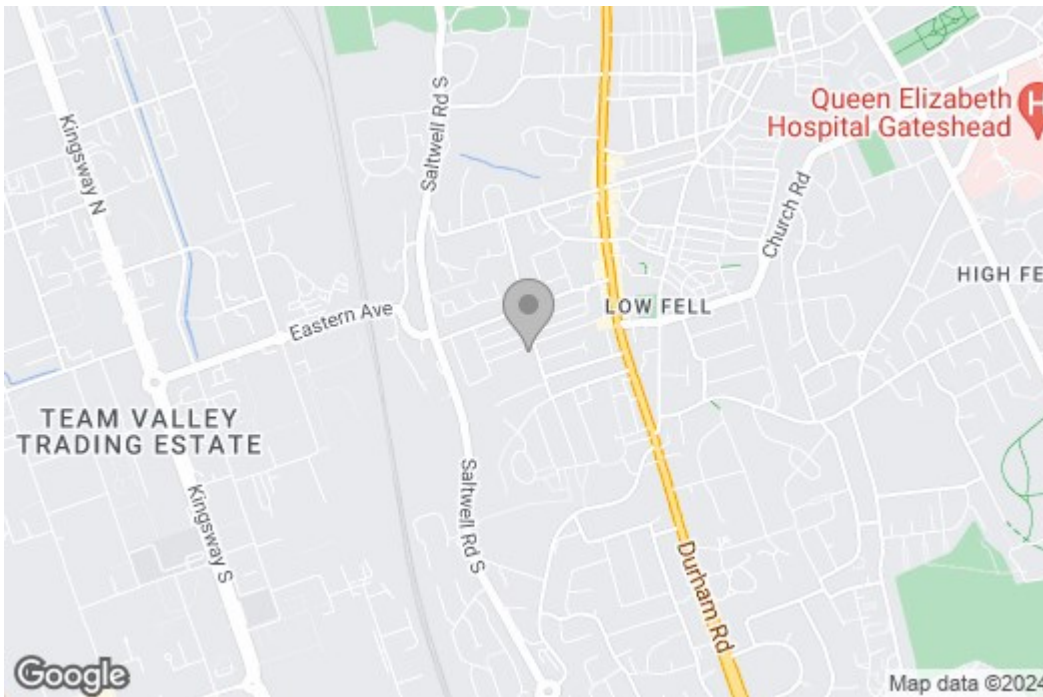
Floor Plan



NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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