



## 13 Ashtrees Gardens, Low Fell, NE9 5BH

£359,950

Welcome to Ashtrees Gardens, a sought-after area in Low Fell, where this spacious semi-detached family home awaits you. Situated in a serene neighborhood, this property offers a perfect blend of comfort and style for your family. Upon entering, you are greeted by an inviting entrance hallway that leads you into the cosy living room, featuring a charming fireplace as the focal point. The sitting room/dining room boasts an impressive inglenook fireplace and seamlessly connects to the well-appointed kitchen. The kitchen is equipped with integrated appliances including a double oven, eye-level microwave, fridge, and freezer, with convenient access to the garage. The first floor landing provides access into to the main bedroom, complete with built-in storage for your convenience. Two additional bedrooms offer delightful views of the surroundings. A family bathroom and a separate w/c cater to the needs of your family and guests. Outside, the property boasts gardens at the front and rear. The rear garden features a raised sun terrace and a patio area, perfect for outdoor relaxation and entertaining. A garage and driveway provide ample parking space for your vehicles.

Don't miss the opportunity to view this charming property and take a step closer to turning it into your dream home. Embrace the lifestyle of comfort and tranquility that awaits you at this lovely abode in Ashtrees Gardens. Schedule a viewing today! FREEHOLD.

## ENTRANCE HALLWAY



## LIVING ROOM

16'2" x 14'2" (4.95m x 4.32m)



## SITTING ROOM/DINING ROOM

25'2" x 16'11" red to 9'6" (7.69m x 5.17m red to 2.91m)



## KITCHEN

9'5" x 8'8" (2.89m x 2.65m)

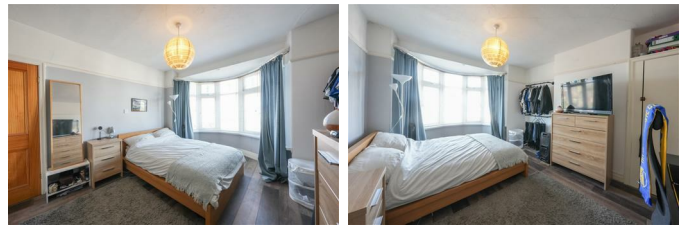


## FIRST FLOOR LANDING



## MAIN BEDROOM

17'1" x 12'3" (5.23m x 3.74m)



## BEDROOM TWO

16'4" x 12'2" (4.98m x 3.72m)



## BEDROOM THREE

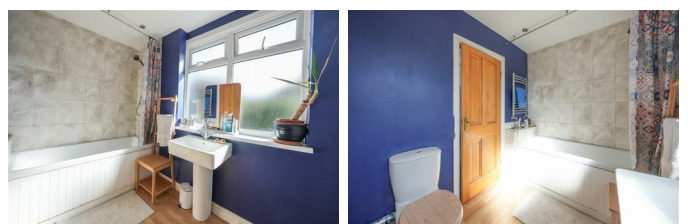
10'1" x 8'10" (3.08m x 2.70m)



## SEPARATE W/C

## FAMILY BATHROOM

9'0" x 6'7" (2.76m x 2.03m)



## EXTERNAL



## GARAGE

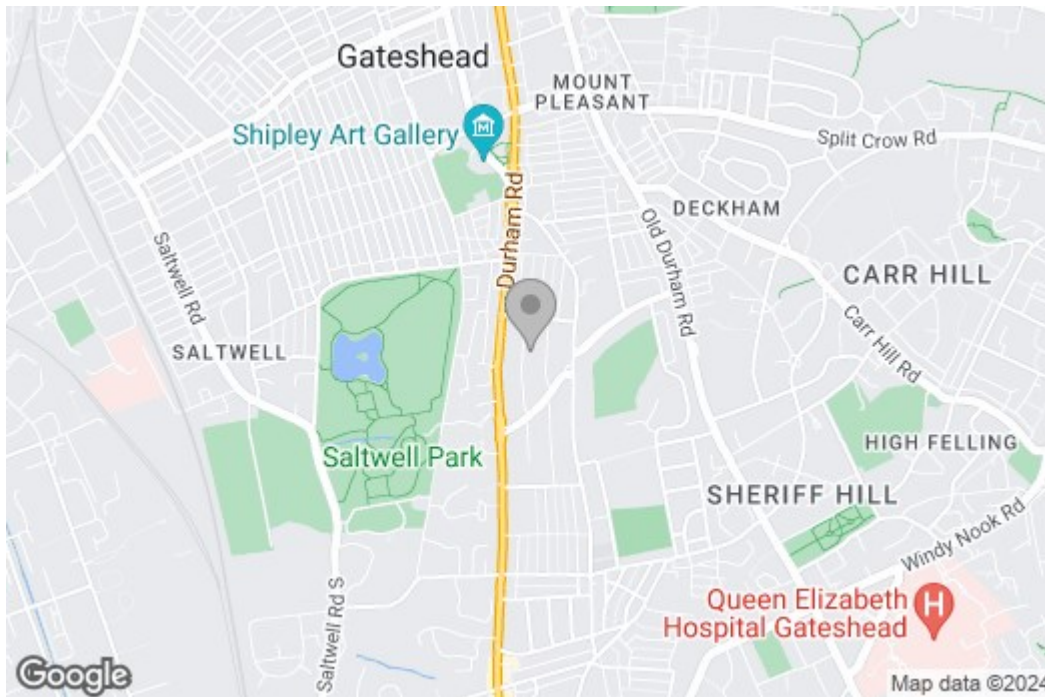
15'10" x 12'11" (4.85m x 3.96m)

### Property disclaimer

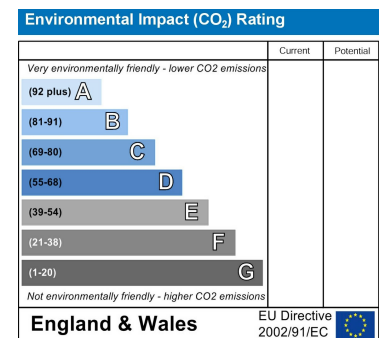
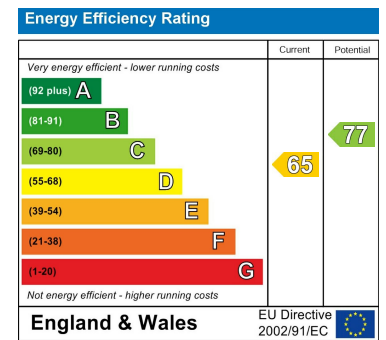
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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