



26 Clovelly Avenue, Newcastle Upon Tyne, NE4 8SD

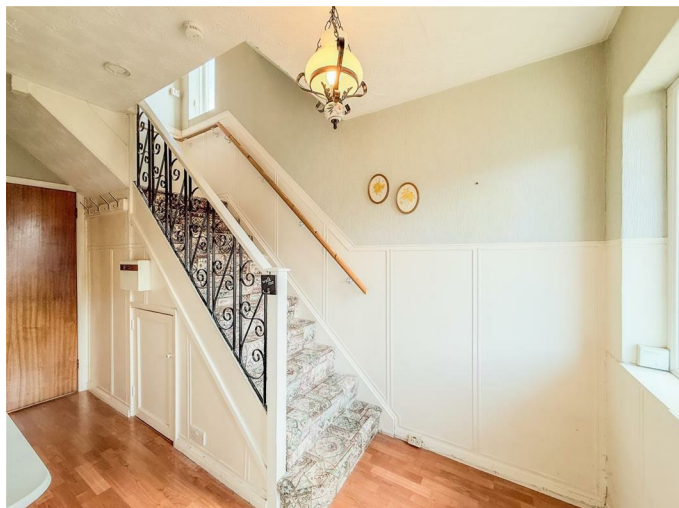
Offers Over £179,950

Located on the charming Clovelly Avenue, this spacious semi-detached house presents an excellent opportunity for families and individuals alike. The property is well maintained and showcases a delightful blend of comfort and style throughout. Upon entering, you are greeted by a welcoming hallway that leads to a generous living room, complete with a feature fire surround and a bay window that offers a lovely view of the surroundings.

This inviting space is perfect for relaxation and entertaining guests. Adjacent to the living room, the dining room boasts French doors that open onto a delightful rear patio, seamlessly connecting indoor and outdoor living. The kitchen is conveniently accessible from the dining area, and a handy utility room adds to the practicality of the home. The first floor landing leads to three well-proportioned bedrooms, two of which are fitted with wardrobes, providing ample storage space. The family bathroom is also located on this level, ensuring convenience for all. Outside, the property features gardens to both the front and rear, beautifully laid to lawn and complemented by various patio areas, ideal for enjoying the outdoors during warmer months. A driveway at the front of the house offers parking for one vehicle, adding to the convenience of this lovely home.

Viewings are highly recommended to fully appreciate the charm and potential of this delightful property on Clovelly Avenue. Whether you are looking for a family home or a comfortable retreat, this house is sure to impress.

ENTRANCE HALLWAY



UTILITY ROOM

6'9" x 6'5" (2.08m x 1.96m)



LIVING ROOM

13'8" into bay x 11'1" (4.17m into bay x 3.40m)



DINING ROOM

10'0" x 8'10" (3.05m x 2.70m)



KITCHEN

9'10" x 7'11" (3.0m x 2.42m)



FIRST FLOOR LANDING



BEDROOM ONE

11'4" x 11'3" (3.46m x 3.45m)



BEDROOM TWO

12'6" x 8'9" (3.83m x 2.69m)



BEDROOM THREE

8'10" x 8'2" (2.71m x 2.49m)



BATHROOM

7'8" x 6'3" (2.35m x 1.93m)



EXTERNAL AND DRIVEWAY

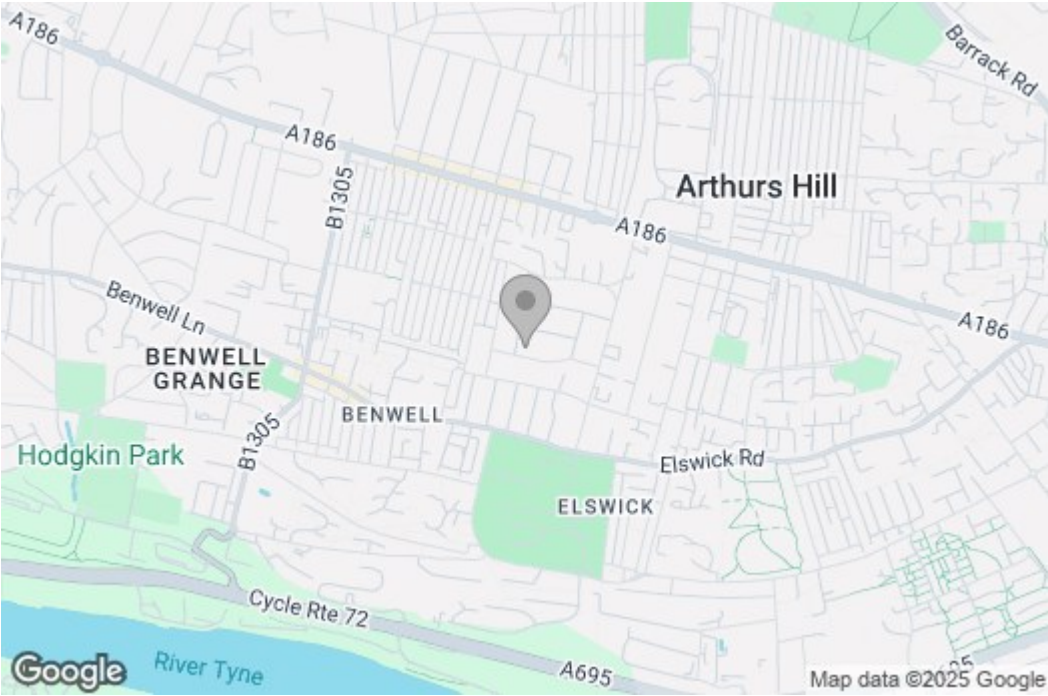


Property disclaimer

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

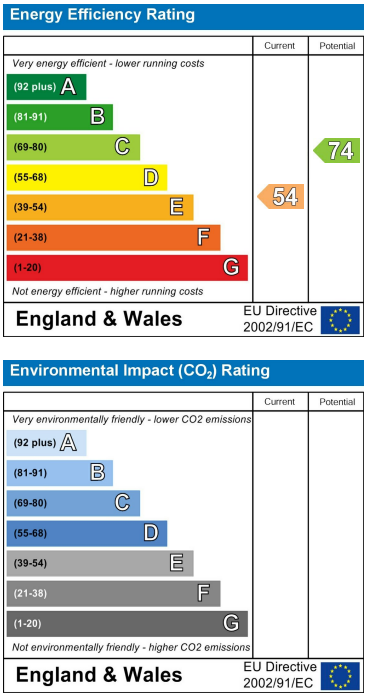
Area Map



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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