



15 Brixham Avenue, Gateshead, NE9 6XH

Offers Over £219,950

Nestled in the desirable area of Low Fell, Gateshead, this well-presented three-bedroom semi-detached home on Brixham Avenue offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance hallway that leads to a bright and inviting lounge, ideal for relaxation and entertaining guests. The breakfasting kitchen is a delightful space, perfect for family meals, and is complemented by a practical utility room. On the ground floor, you will also find a convenient shower room with a W.C., adding to the home's functionality. Ascending to the first floor, you will discover three well-proportioned bedrooms, providing ample space for family living. The family bathroom, complete with a W.C., serves the upper level, ensuring that all your needs are met. The loft space has been boarded and carpeted for storage with a drop down ladder and electric. Externally, the property boasts charming gardens to both the front and rear, with the rear garden primarily laid to lawn, offering a lovely outdoor space for children to play or for hosting summer gatherings. The location is appealing, situated on a great street that enhances the overall charm of the home. This semi-detached house is not just a property; it is a wonderful opportunity for families or individuals seeking a comfortable and stylish living space in a sought-after area. With its excellent amenities and community spirit and in the catchment area for some of the best local schools, do not miss the chance to make this delightful residence your own.

ENTRANCE HALLWAY



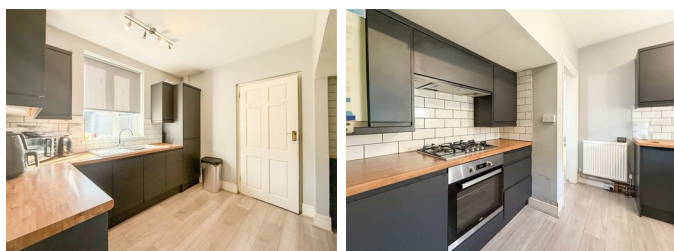
LIVING ROOM

17'10" x 12'11" (5.45m x 3.94m)



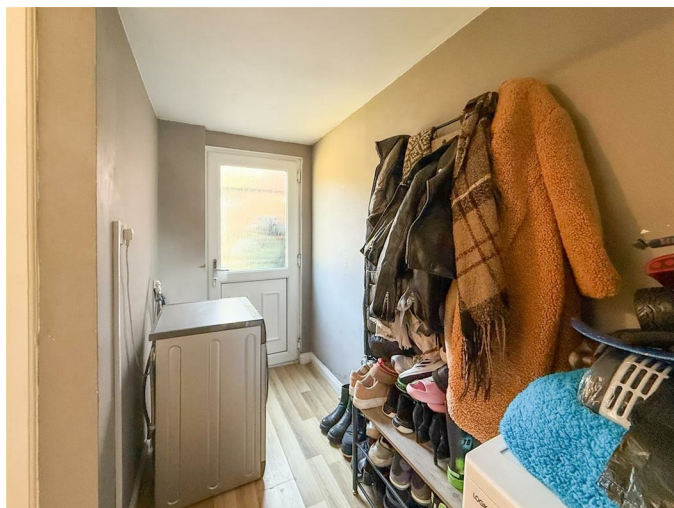
KITCHEN

10'9" x 9'11" (3.30m x 3.04m)



UTILITY ROOM

13'6" x 4'3" (4.13m x 1.32m)



GROUND FLOOR SHOWER ROOM

FIRST FLOOR LANDING



BEDROOM ONE

10'11" x 10'7" (3.33m x 3.23m)



BEDROOM TWO

11'5" x 7'1" (3.50m x 2.18m)



BEDROOM THREE

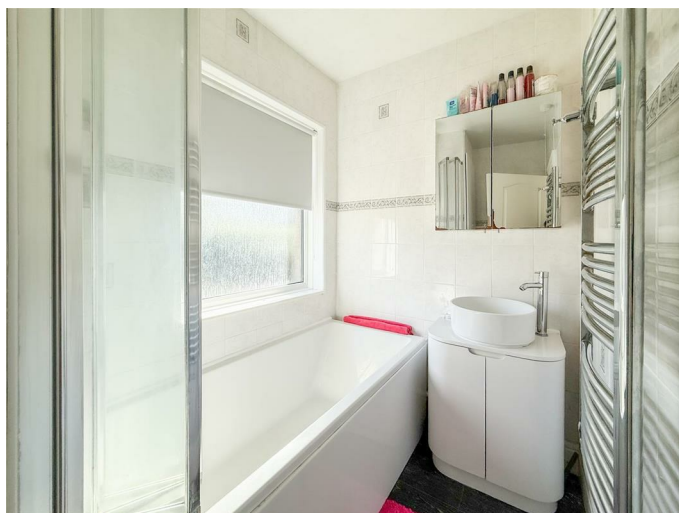
9'6" x 7'4" (2.92m x 2.26m)



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.

BATHROOM

8'3" x 4'11" (2.54m x 1.52m)



EXTERNAL

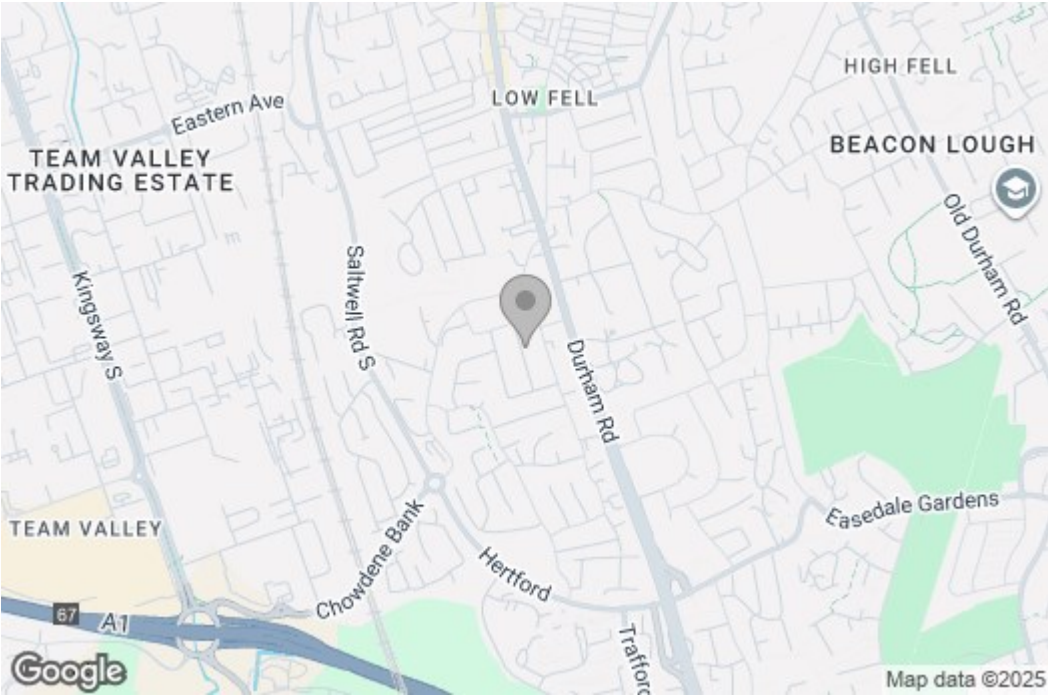


Property disclaimer

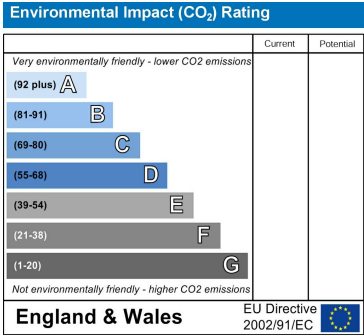
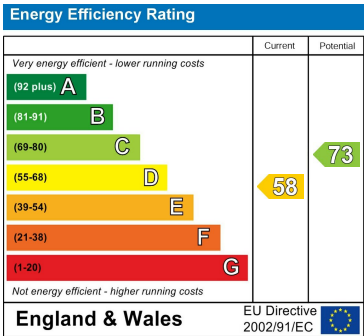
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Floor Plan

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.