



**26 Kells Lane, Gateshead, NE9 5SJ**

**£149,950**

Nestled in the charming area of Low Fell, this stunning double fronted ground floor flat on Kells Lane offers a delightful blend of comfort and style. As you enter through the central hallway, you are greeted by a spacious lounge that boasts a feature fireplace and a lovely bay window, providing a picturesque view of the front garden. This inviting space is perfect for relaxation or entertaining guests.

The flat features a stylish breakfasting kitchen located at the rear, ideal for enjoying your morning coffee or preparing meals. The central bathroom is equipped with a modern three-piece suite, ensuring convenience for all residents. With two generously sized double bedrooms, this property is well-suited for both first-time buyers and those looking to downsize. The first bedroom comes complete with fitted wardrobes, offering ample storage space. Outside, you will find well-maintained gardens to both the front and rear, providing a serene outdoor space to enjoy the fresh air. The location is highly desirable, with easy access to local amenities and transport links, making it a perfect choice for anyone seeking a comfortable and convenient lifestyle. This flat is a wonderful opportunity to own a charming home in a great location. Don't miss your chance to make it yours!

## ENTRANCE HALLWAY



Access to the home is via a double glazed door. There is a radiator and internal doors opens into the lounge, dining kitchen, bathroom and both double bedrooms.

## LIVING ROOM

15'11" x 15'3" (4.86m x 4.66m)



A Lovely spacious room with bay window to the front. Coving is fitted to the ceiling, there is a picture rail. Radiator.

## DINING KITCHEN

15'3" x 13'0" red to 9'1" (4.65m x 3.97m red to 2.77m)



The kitchen is fitted with a range of wall and base units with a sink unit which is fitted with a mixer tap. A recess has been built into the chimney breast which houses a space for a range style cooker. A space has been provided for a washing machine. The dining area has a radiator and a double glazed window overlooks the side aspect. A double glazed door opens into the rear porch/utility area.

## MASTER BEDROOM

12'9" x 12'9" (3.89m x 3.89m)



With a radiator and a double glazed window overlooks the front aspect. There is also a range of fitted wardrobes with sliding doors.

## BEDROOM TWO

12'11" x 9'10" (3.96m x 3.00m)



With a radiator and a double glazed window which overlooks the rear aspect.

## BATHROOM

8'9" x 7'9" (2.68m x 2.38m)



With a white three piece suite which briefly comprises; low level wc, wash hand basin with mixer tap and a P shaped panelled bath which is fitted with a shower above. There is tiled walls, a tiled floor and a chrome towel rail. A double glazed window overlooks the rear garden. Extractor fan.

## REAR HALLWAY

## EXTERNAL



## Tenure

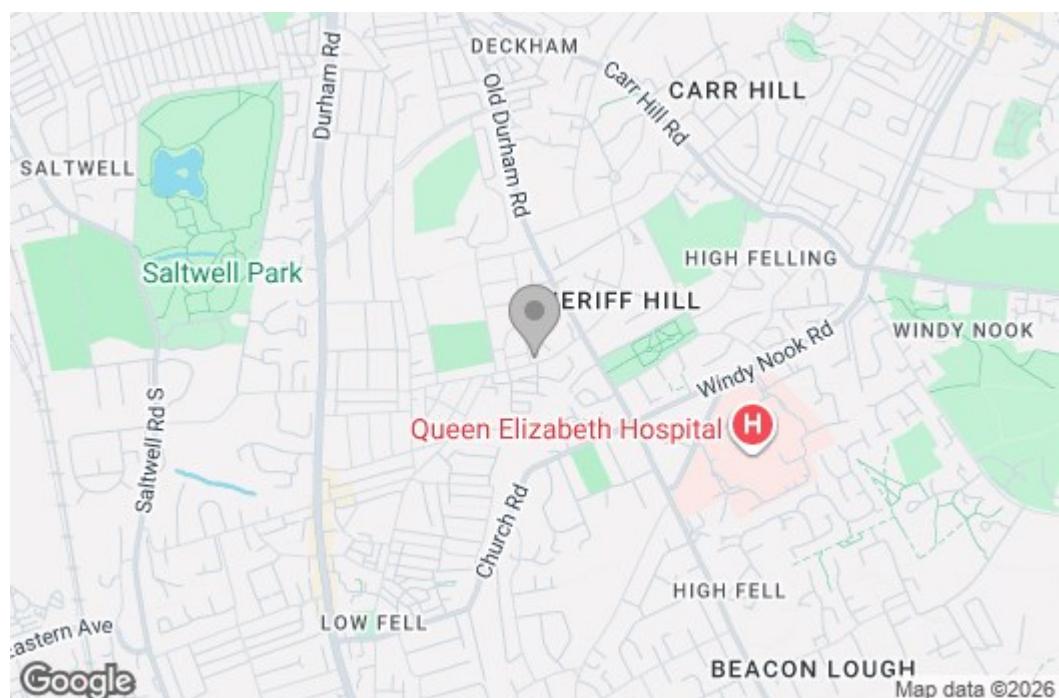
Gordon Brown Estate Agents have not seen any legal written confirmation to be able to currently advise on the tenure of the property. Therefore we are unable to advise on the tenure at this stage. Please call us on for clarification before proceeding to purchase the property.

## Property disclaimer

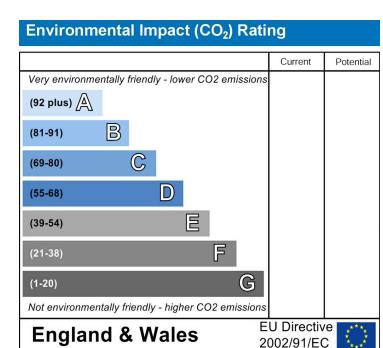
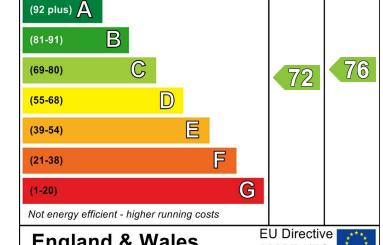
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## Floor Plan

### Area Map



### Energy Efficiency Graph



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