



## 5 Breckenbeds Road, Low Fell, NE9 6HB

Offers Over £290,000

Nestled on Breckenbeds Road in the charming area of Low Fell, this superb semi-detached home offers a remarkable blend of space and versatility. This property has been extended to the ground floor provide a space that could easily adapt to your family's needs, whether you require a comfortable four bedroom family home or you require three reception rooms or a space for an elderly relative, thanks to the ground floor bedroom complete with its own shower room. Upon entering, you are welcomed by an inviting entrance porch that leads into a spacious reception hallway. The lounge, adorned with a lovely bay window, provides a bright and airy atmosphere, perfect for relaxation. The dining room, also featuring a bay window, offers delightful views of the garden, making it an ideal setting for family meals and gatherings. The stylish kitchen is equipped with integral appliances and is complemented by a useful utility cupboard, ensuring practicality in your daily routines. The first floor boasts three well-proportioned bedrooms, accompanied by a family bathroom, providing ample space for family living. The tiered garden at the rear of the property is a true highlight, featuring various seating areas that invite you to enjoy the outdoors, whether for entertaining guests or simply unwinding in the fresh air. To the front of the home, off-street parking for two cars adds to the convenience of this property. The property also benefits from a substantial solar energy system, with 13 solar panels, an 11.6kWh home battery storage system and car charger, helping to significantly reduce day-to-day energy costs. Breckenbeds Road is not just a home; it is a versatile living space that caters to the needs of modern family life. An internal viewing is essential to fully appreciate the size of accommodation on offer here in this well presented home.

## ENTRANCE PORCH



## DINING ROOM

13'4" x 11'11" (4.08 x 3.65)



## RECEPTION HALLWAY



## FOURTH BEDROOM / 3RD RECEPTION ROOM

15'0" x 12'6" (4.59 x 3.83)

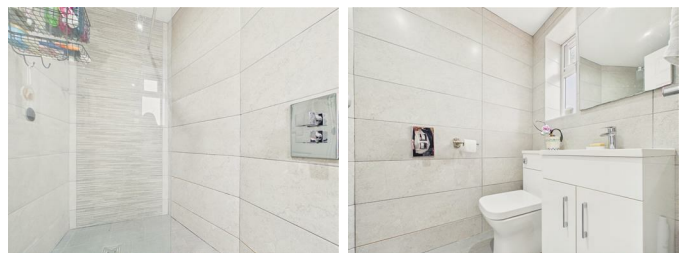


## LOUNGE

14'9" x 11'10" (4.50 x 3.63)

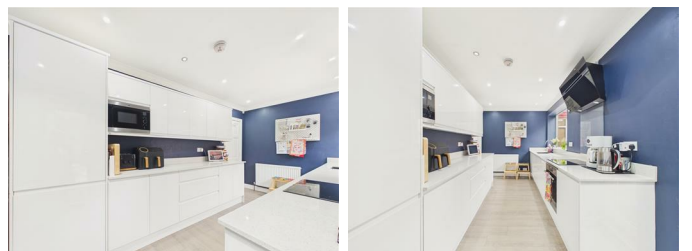


## EN SUITE SHOWER ROOM



## KITCHEN

18'6" x 7'10" (5.65 x 2.40)



## UTILITY CUPBOARD

## ACCOMMODATION FIRST FLOOR



## BEDROOM ONE

13'8" x 9'10" (4.19 x 3.01)



## BEDROOM TWO

13'4" x 8'8" (4.08 x 2.66)



## BEDROOM THREE

9'10" x 7'6" (3.01 x 2.31)



## BATHROOM/W.C



## EXTERNAL



## 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.

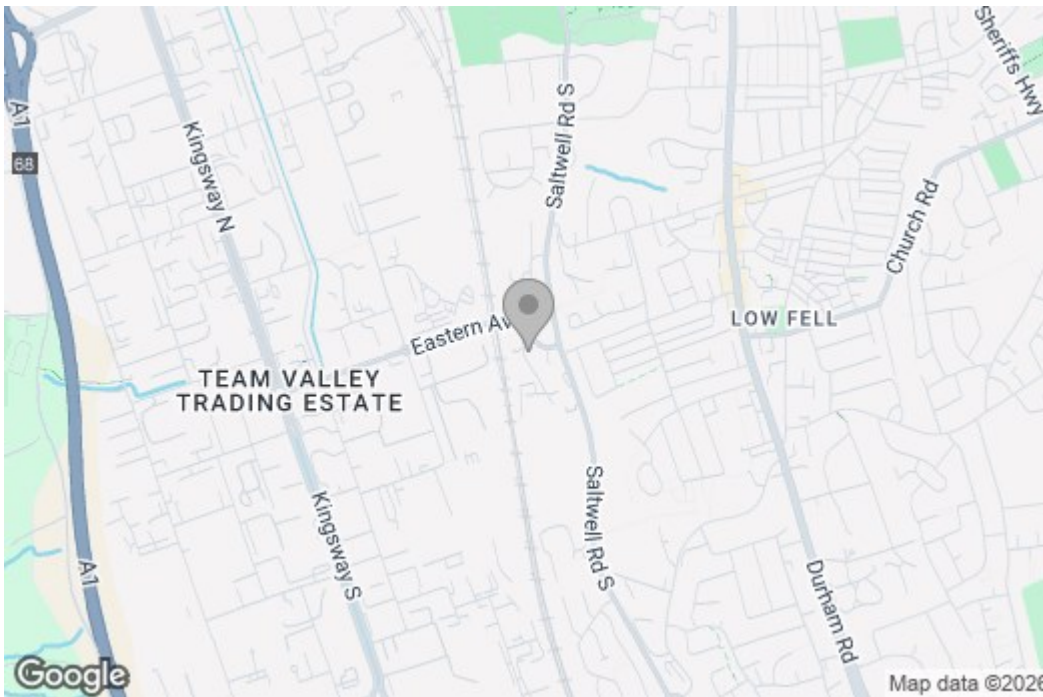
## Agent Note

**WE HAVE BEEN ADVISED THAT THE SOLAR PANELS ARE OWNED BY THE PROPERTY**

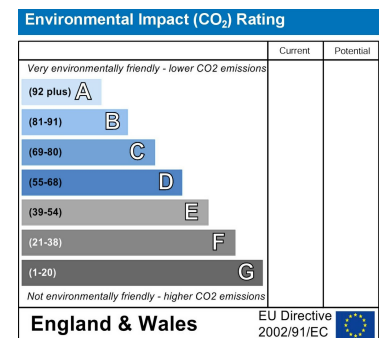
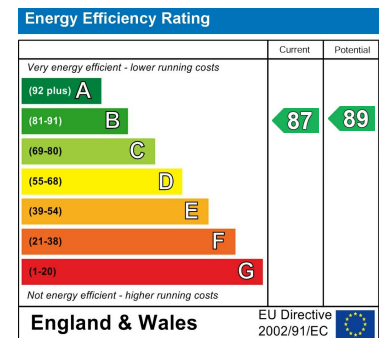
# Floor Plan



# Area Map



# Energy Efficiency Graph



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