



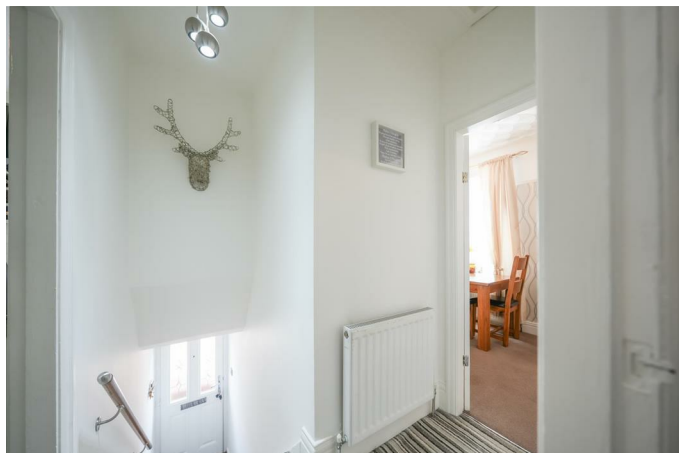
29 Charnwood Gardens, Low Fell, NE9 6XX

Offers Over £125,000

Situated on Charnwood Gardens, this immaculate first-floor flat is a true gem waiting to be discovered. Boasting two good-sized bedrooms, one of which is currently utilised as a dining room, this property offers versatility and comfort in equal measure. As you step into the living room, you are greeted by a bay window that floods the space with natural light, creating a warm and inviting atmosphere. The kitchen is a culinary delight, complete with an integrated oven and even a dedicated wine storage area. Additionally, a handy pantry ensures that storage space is never an issue. A rear hallway provides access to the rear garden, where you'll find a low-maintenance West-facing garden that is perfect for enjoying the afternoon sun. The garden also features a raised decked sun terrace, ideal for al fresco dining or simply unwinding after a long day. Convenience is key with this property, as it comes with a driveway and a single garage, providing ample parking and storage space. Whether you're looking for a peaceful retreat or a place to entertain friends and family, this flat offers the best of both worlds. Don't miss out on the opportunity to make this charming flat your new home sweet home.

ENTRANCE HALLWAY

FIRST FLOOR LANDING



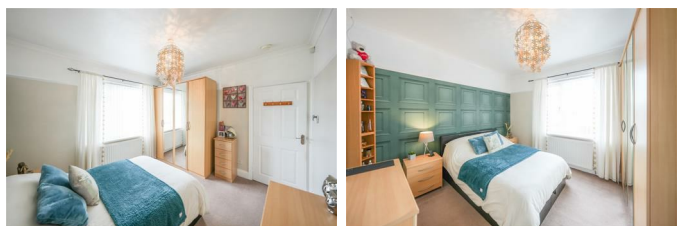
LOUNGE

13'4" x 11'11" (4.07m x 3.64m)



MAIN BEDROOM

11'10" x 11'3" (3.62m x 3.44m)



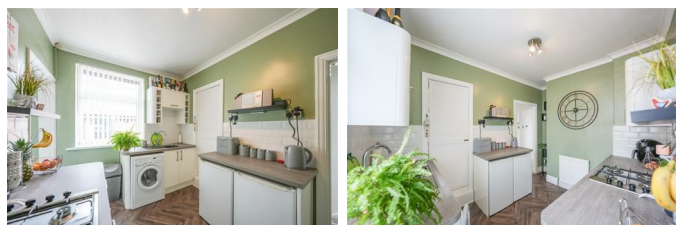
BEDROOM TWO

11'6" x 10'5" (3.51m x 3.18m)



KITCHEN

9'10" x 7'11" (3.00m x 2.42m)



REAR HALLWAY

BATHROOM



EXTERNAL

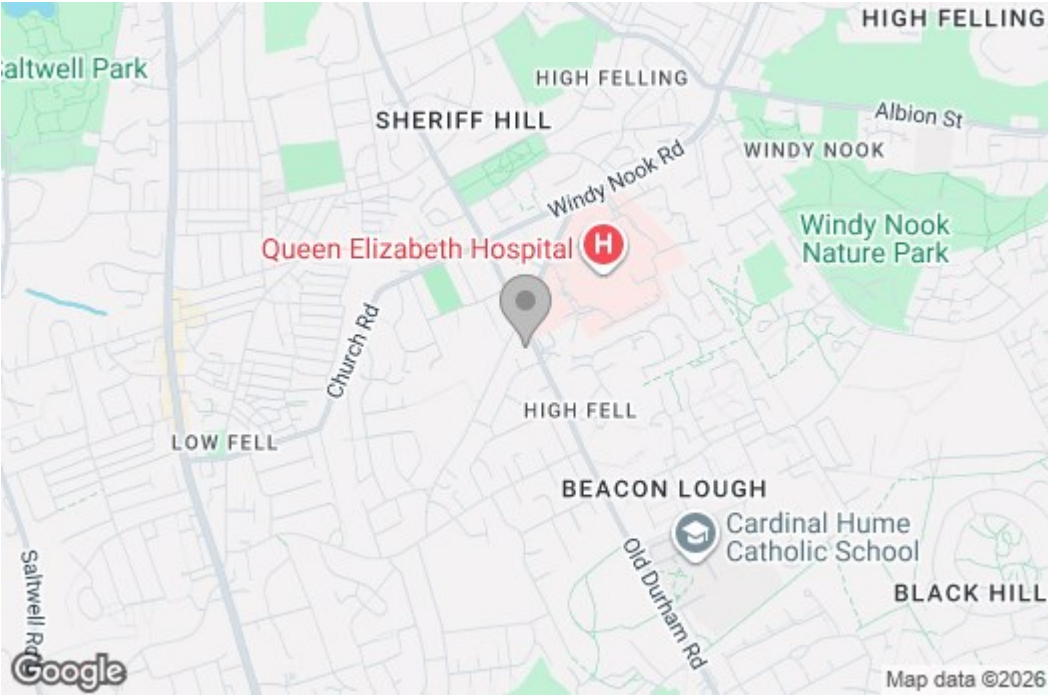


Property disclaimer

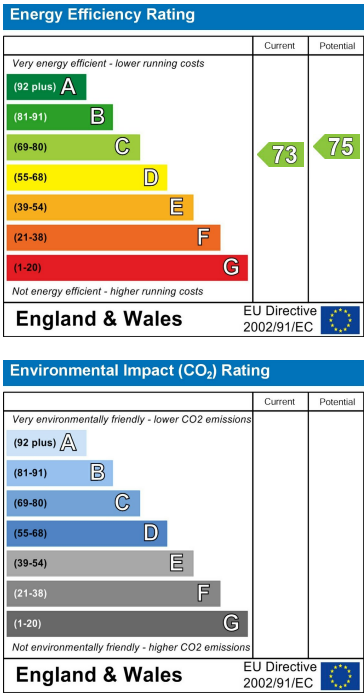
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification 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.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.