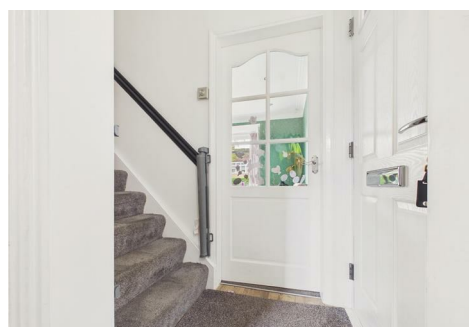




45 Wynbury Road, Low Fell, NE9 6TS

Offers Over £195,000

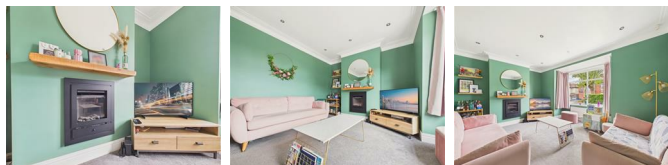
Welcome to this immaculately presented semi-detached house located on the highly sought-after Wynbury Road in Low Fell. This charming property boasts spacious accommodation, making it an ideal home for families or professionals alike. As you enter, you are greeted by a welcoming entrance hallway that leads you into the heart of the home. The lounge is a generous space, perfect for relaxation and entertaining guests. Natural light floods the room, creating a warm and inviting atmosphere. Dining kitchen with walk in pantry and French doors opening onto the rear garden. The property features two well-proportioned bedrooms, providing ample space for rest and personalisation. The main bedroom has built in wardrobes. The bathroom is conveniently located and is designed to meet all your needs. Outside, the property benefits from a lovely garden area, ideal for enjoying the fresh air or hosting summer gatherings. The semi-detached nature of the house offers a sense of privacy while still being part of a friendly community. Situated in Low Fell, this home is close to local amenities, schools, and parks, making it a fantastic location for families. The current owners have had a new roof fitted within the last two years. With its immaculate presentation and spacious layout, this property is not to be missed. We invite you to come and see for yourself the wonderful potential this home has to offer.

ENTRANCE HALLWAY



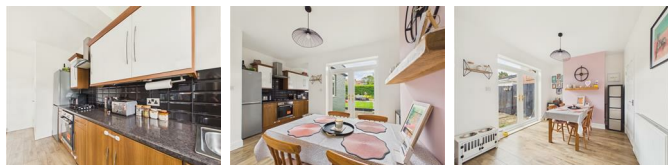
LOUNGE

15'1" x 12'9" (4.61m x 3.91m)

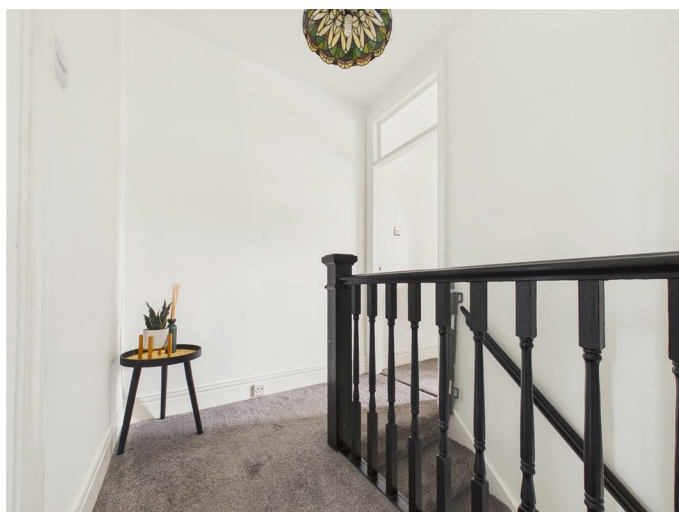


DINING KITCHEN

17'10" red to 9'10" x 14'11" (5.44m red to 3.00m x 4.57m)

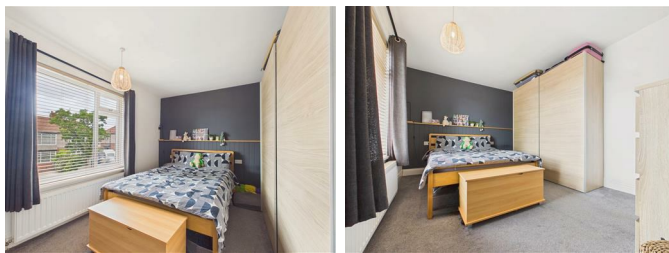


FIRST FLOOR LANDING



BEDROOM ONE

15'0" x 10'6" (4.58m x 3.22m)



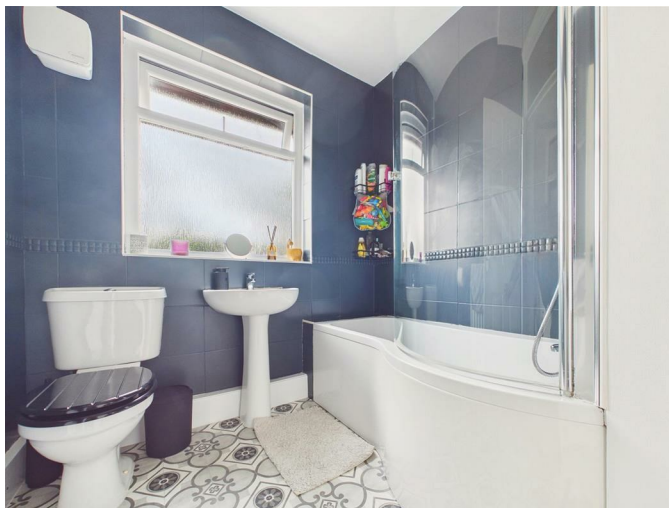
BEDROOM TWO

13'1" x 7'8" (4.00m x 2.36m)



BATHROOM

6'9" x 6'8" (2.07m x 2.05m)



EXTERNAL



GARAGE



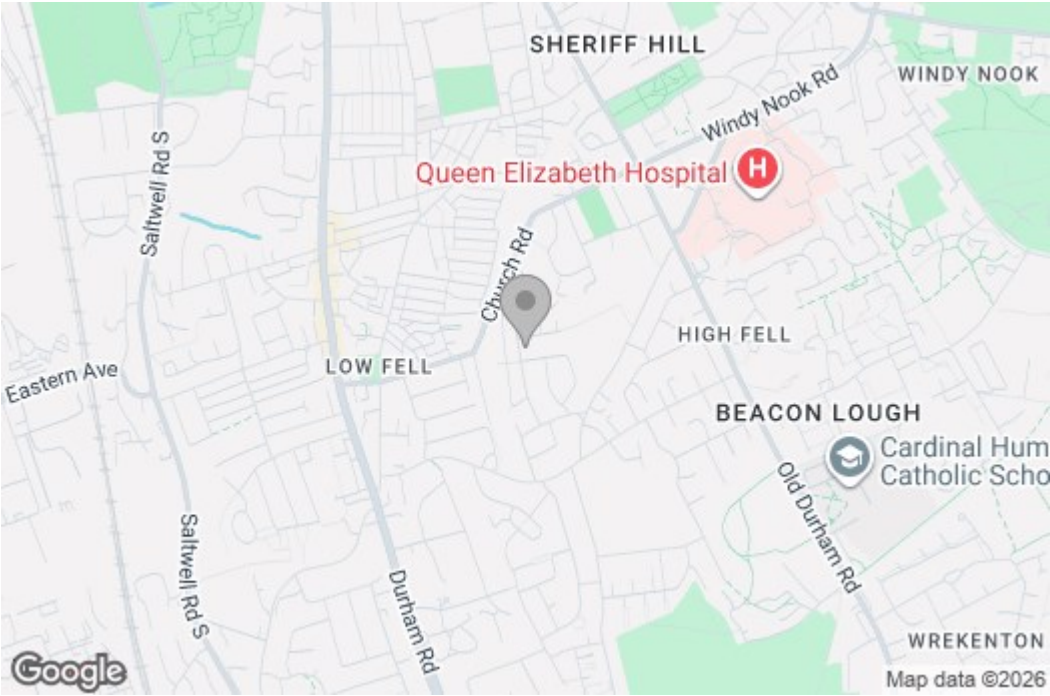
DRIVEWAY

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.

Energy Efficiency Graph

