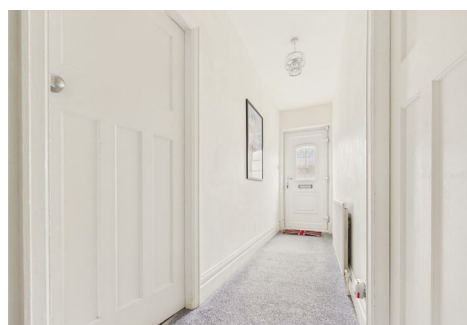




15 Cyprus Gardens,, Low fell, NE9 5UL

£135,000

Welcome to this charming ground floor flat located on Cyprus Gardens in the sought-after area of Low Fell. This spacious property offers a delightful living experience, perfect for those seeking comfort and convenience. Upon entering, you are greeted by a welcoming hallway that features built-in storage, providing ample space for your belongings. The lounge is a highlight of the home, boasting a living flame effect gas fire with a tasteful wooden surround, creating a warm and inviting atmosphere. The bay window allows natural light to flood the room while offering a pleasant view of the front aspect. The kitchen is well-equipped with an integrated oven, making it a practical space for culinary enthusiasts. Adjacent to the kitchen, the rear hallway includes a handy pantry, ideal for additional storage.

This flat comprises two generously sized double bedrooms, one of which features a built-in storage cupboard, ensuring that you have plenty of space for your personal items. The bathroom is conveniently located, providing all the necessary amenities. Step outside to discover the rear garden, which is laid to lawn and features a paved patio area, perfect for outdoor relaxation or entertaining. Additionally, a garden shed offers extra storage for your gardening tools or outdoor equipment. The property also benefits from a paved driveway at the front, providing off-street parking for your convenience. Viewings are essential to fully appreciate this ideal home, which combines comfort, practicality, and a lovely outdoor space in a desirable location. Don't miss the opportunity to make this flat your own.

ENTRANCE HALLWAY



LOUNGE

14'4" into bay x 12'6" (4.37m into bay x 3.83m)



KITCHEN

11'2" x 8'6" (3.41m x 2.60m)



REAR HALLWAY WITH PANTRY

BEDROOM ONE

12'5" x 10'2" (3.81m x 3.12m)



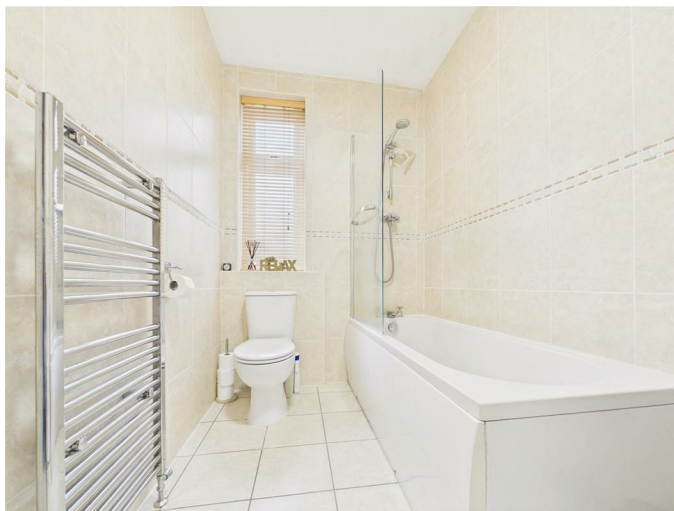
BEDROOM TWO

11'7" x 9'5" (3.55m x 2.88m)



BATHROOM

8'8" x 5'6" (2.66m x 1.70m)



DRIVEWAY

EXTERNAL



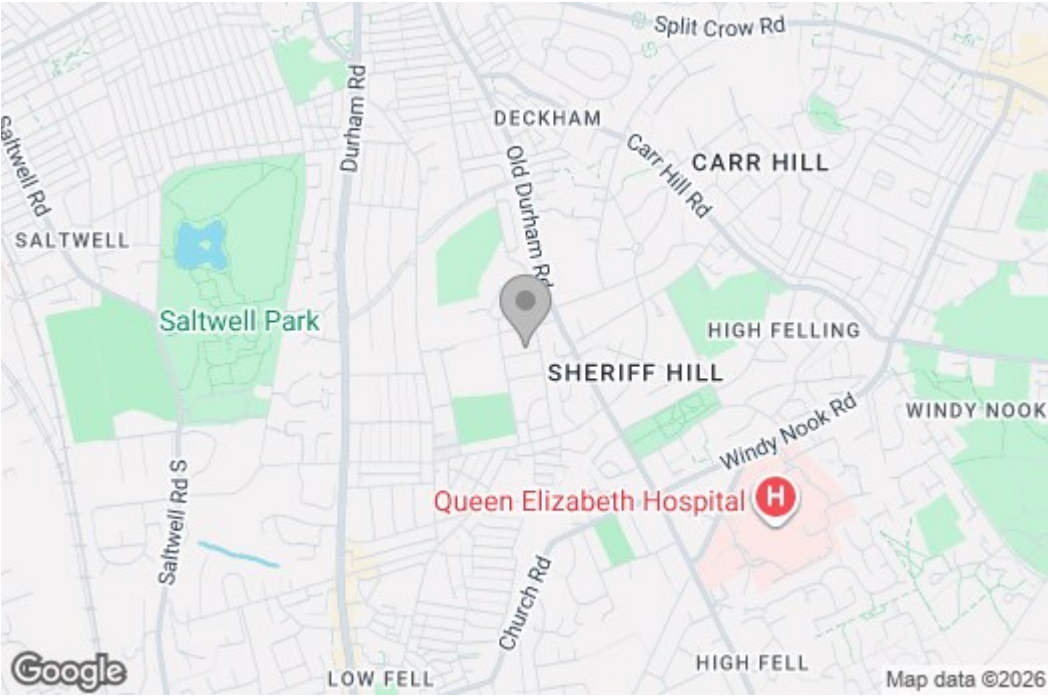
Property disclaimer

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

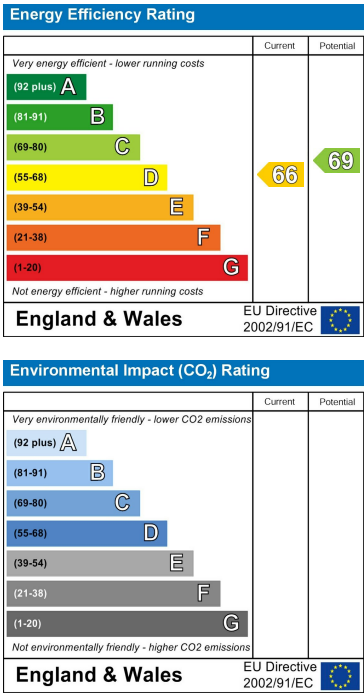
measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to 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 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.