



11 Harraby Gardens, Low Fell, NE9 6QB

Asking Price £110,000

Nestled in the sought-after area of Harraby Gardens, this charming terraced house presents an excellent opportunity for families and first-time buyers alike. This well-loved family home boasts a welcoming atmosphere, enhanced by French doors that lead into a spacious hallway. The lounge features a delightful fire surround, creating a cosy focal point, and flows seamlessly into the dining room, perfect for entertaining or family gatherings. The kitchen, conveniently located, provides access to the rear of the property, making it easy to enjoy outdoor living. Ascending to the first floor, you will find three generously sized bedrooms offering lovely views to the front, ensuring a bright and airy feel throughout. The shower room is equipped with an oversized shower, catering to modern needs. Outside, the property benefits from low maintenance gardens both at the front and rear, allowing for easy upkeep while providing a pleasant outdoor space. Priced to allow for updating, this home offers the perfect canvas for those looking to add their personal touch. Viewing is essential to fully appreciate the potential and charm of this delightful property. Don't miss the chance to make this house your home in a desirable location.

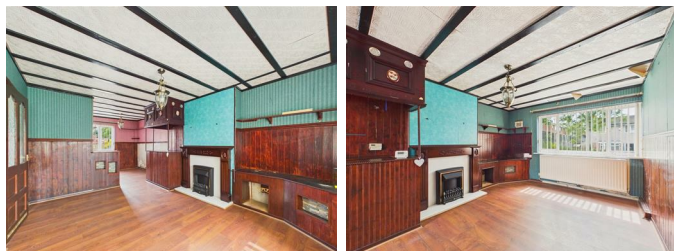
ENTRANCE PORCH

HALLWAY



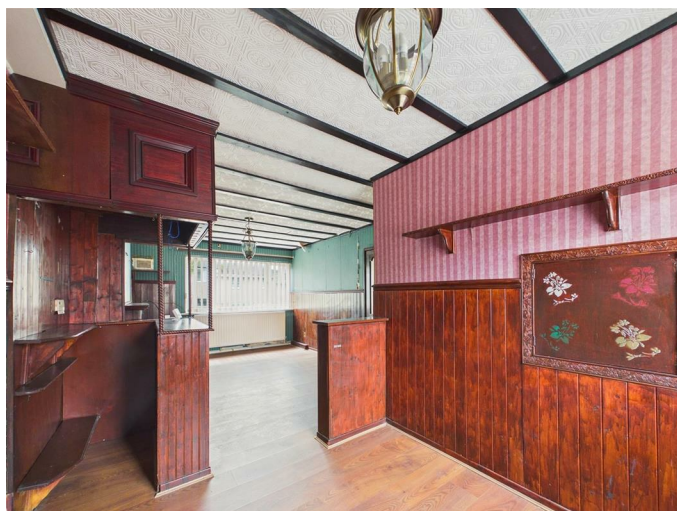
LOUNGE

14'1" x 11'6" (4.30m x 3.51m)



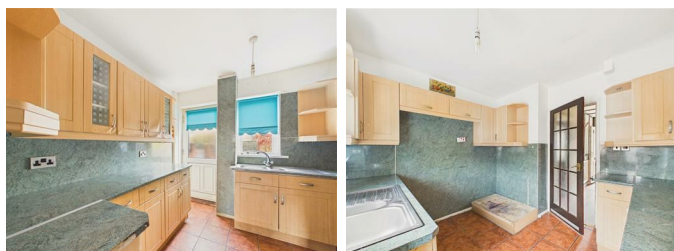
DINING ROOM

8'7" x 7'11" (2.63m x 2.42m)

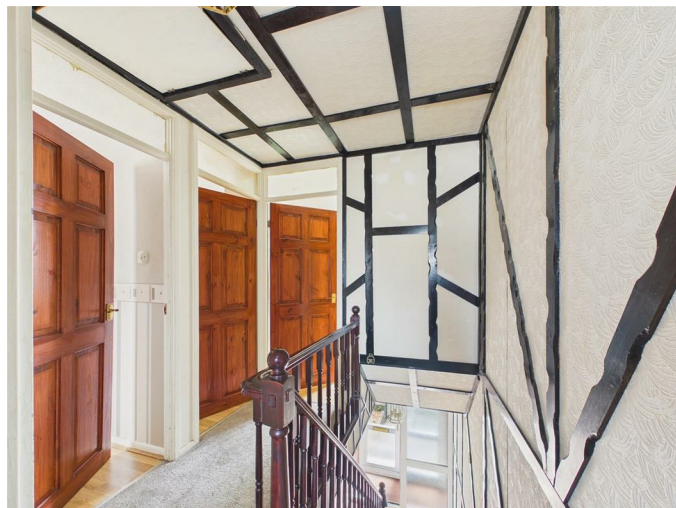


KITCHEN

9'1" x 6'11" (2.79m x 2.13m)



FIRST FLOOR LANDING



BEDROOM ONE

11'10" x 10'2" (3.63m x 3.12m)



BEDROOM TWO

10'4" x 10'1" (3.17m x 3.09m)



BEDROOM THREE

9'3" x 7'8" (2.82m x 2.34m)



SHOWER ROOM

7'9" x 5'8" (2.38m x 1.74m)

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

