GORDON
BROWN
SALES & LETTING









52 Coleridge Avenue, Low Fell, NE9 6EN

Offers Over £280,000

Located on the charming Coleridge Avenue in Low Fell, this beautifully presented semi-detached house offers a delightful blend of modern living and classic features. The property boasts spacious accommodation throughout, making it an ideal family home. Upon entering, you are welcomed by a generous hallway that includes built-in storage, leading you into a stylish lounge. This inviting space features luxurious LVT flooring, bespoke storage in both alcoves, and a stunning cast iron fireplace with an open fire, complemented by a bay window adorned with elegant plantation shutters. The lounge seamlessly flows into the dining kitchen, which is equipped with an integrated oven, dishwasher, and a cosy log-burning stove, perfect for those chilly evenings. The kitchen also opens into a bright conservatory, providing access to a raised, decked sun terrace, ideal for outdoor entertaining or simply enjoying the sunshine. The first floor landing grants access to a boarded loft, providing additional storage space. The main bedroom is a true highlight, featuring built-in wardrobes and a charming feature fireplace. There are two further bedrooms, one of which also benefits from fitted wardrobes, ensuring ample storage for the whole family. The family bathroom is well-appointed, catering to all your needs. The property is further enhanced by an enclosed south-facing garden at the rear, which includes a lawn, a raised sun terrace, and outdoor lighting, creating a perfect outdoor retreat. Additionally, a single garage at the rear offers further storage solutions. This exceptional family home is ideally located close to local amenities and good catchment area for schools, making it a must-see. Viewing is essential to fully appreciate the quality and charm this property has to offer.

ENTRANCE HALLWAY





LOUNGE

15'1" into bay x 13'6" into alcove (4.62m into bay x 4.12m into alcove)






DINING KITCHEN

18'5" x 11'8" red to 8'7" (5.63m x 3.58m red to 2.64m)









CONSERVATORY

11'4" x 9'10" (3.47m x 3.00m)

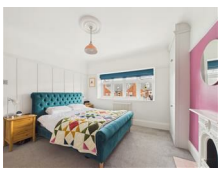
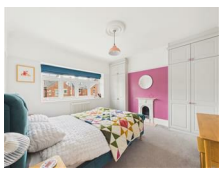
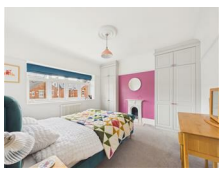



FIRST FLOOR LANDING




BEDROOM ONE

12'1" x 12'0" (3.70m x 3.67m)

BEDROOM TWO

11'11" x 10'4" (3.64m x 3.16m)






BEDROOM THREE

9'0" x 8'5" (2.75m x 2.57m)




FAMILY BATHROOM

7'7" x 6'7" (2.32m x 2.01m)



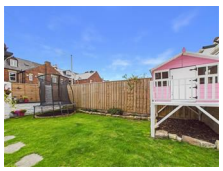
GARAGE

18'3" x 9'1" (5.57m x 2.78m)



EXTERNAL



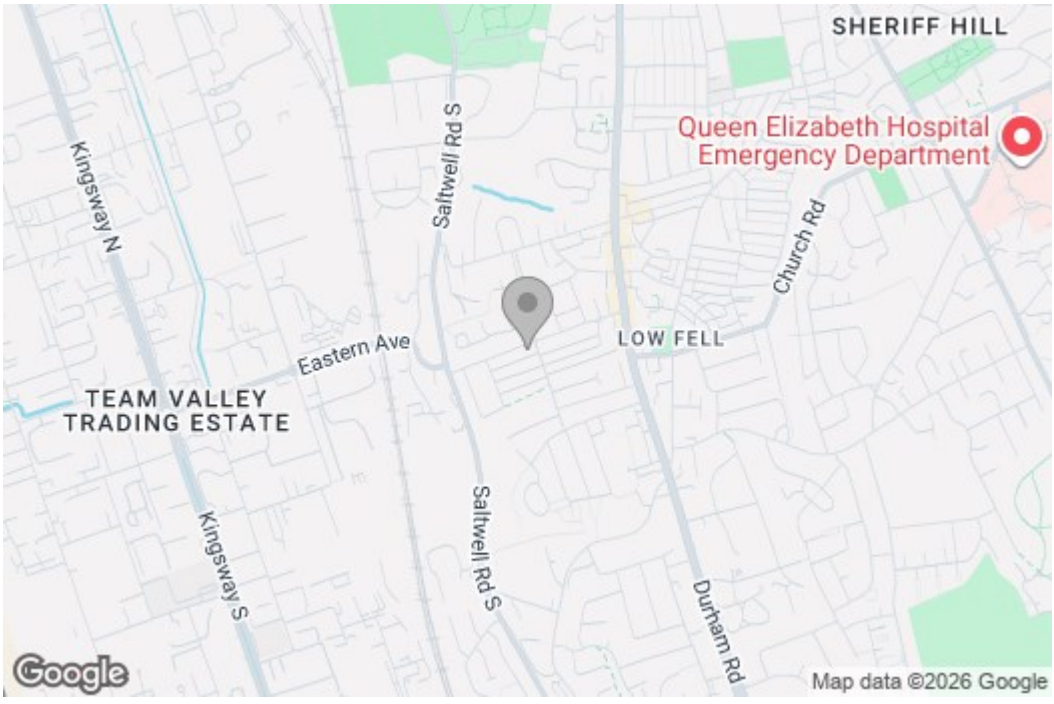


Property disclaimer

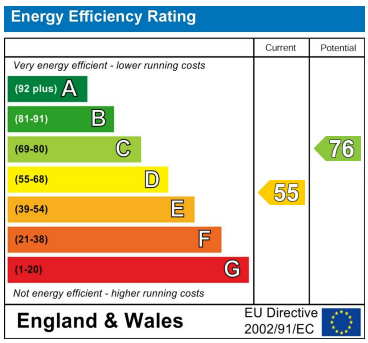
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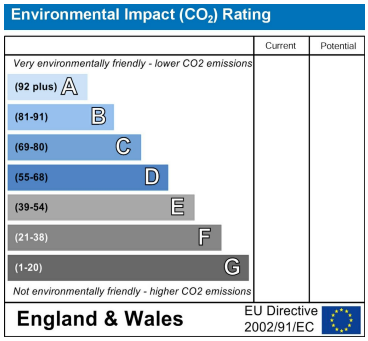
Floor Plan

Area Map



Energy Efficiency Graph





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429 Durham Road
Gateshead
NE9 5AN

0191 4874211
home@gordon-brown.co.uk
www.gordon-brown.co.uk