GORDON BROWN
SALES & LETTING









26 Cherrytree Gardens, Low Fell, NE9 6TY

Offers Over £175,000

Nestled in the desirable area of Low Fell, Cherrytree Gardens presents a charming semi-detached house that offers spacious living and delightful features. This well-appointed property boasts a welcoming entrance hallway that leads into a comfortable lounge, complete with a feature fireplace and a living flame effect fire, perfect for cosy evenings. The lounge seamlessly connects to a bright conservatory through double doors, providing an ideal space for relaxation or entertaining guests, and further opens into a dining room. The kitchen is equipped with an integrated oven and fridge/freezer, ensuring convenience for culinary enthusiasts. Additionally, a handy utility room and a workshop/storage area with a roller shutter door enhance the practicality of this home. On the first floor, you will find a well-proportioned main bedroom featuring fitted wardrobes and a dressing table, alongside a second double bedroom, also with fitted wardrobes. The bathroom showcases a corner jacuzzi-style bath and a glazed shower unit with a sauna, offering a luxurious retreat. A separate w/c adds to the functionality of the space. Externally, the property benefits from a driveway that provides ample parking, complemented by gardens both at the front and rear. The rear garden is particularly enchanting, adorned with mature shrubs, borders, and a lovely apple tree, creating a serene outdoor oasis. With exceptional views and a prime location, this semi-detached house is a must-see. Viewings are highly recommended to fully appreciate the charm and potential this home has to offer.

ENTRANCE HALLWAY




LOUNGE

20'0" x 12'4" (6.10m x 3.78m)






CONSERVATORY

9'10" x 8'10" (3.02m x 2.70m)



DINING ROOM

7'11" x 7'8" (2.43m x 2.36m)



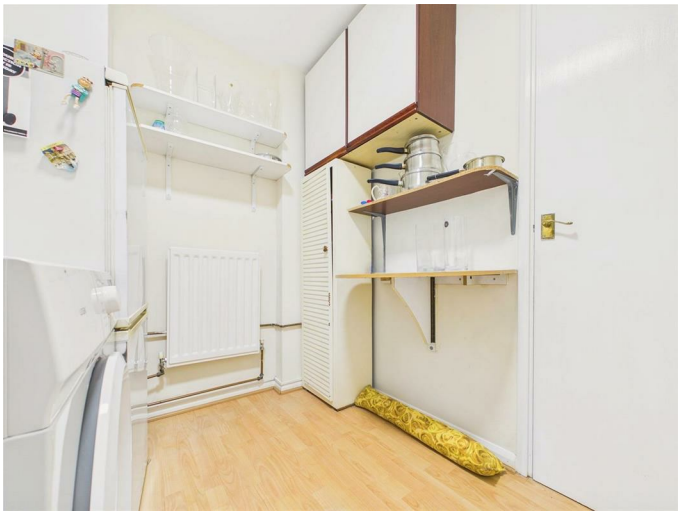

KITCHEN

13'9" x 7'2" (4.21m x 2.20m)




UTILITY ROOM

6'6",108'3" x 6'5" (2,33m x 1.97m)



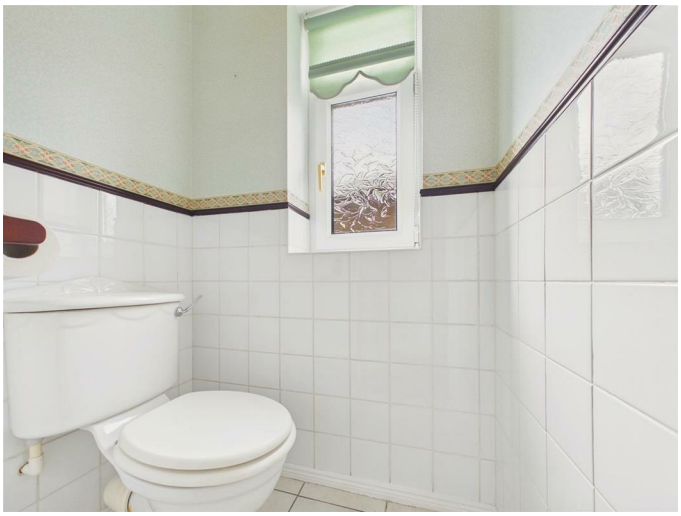
STORAGE (PREVIOUSLY GARAGE)

7'9" x 5'11" (2.38m x 1.81m)

FIRST FLOOR LANDING




SEPARATE W/C



BATHROOM
6'11" x 5'6" (2.13m x 1.70m)



BEDROOM ONE
12'4" 10'7" (3.76m 3.24m)




BEDROOM TWO
12'4" into robes x 9'0" (3.76m into robes x 2.76m)




DRIVEWAY




EXTERNAL





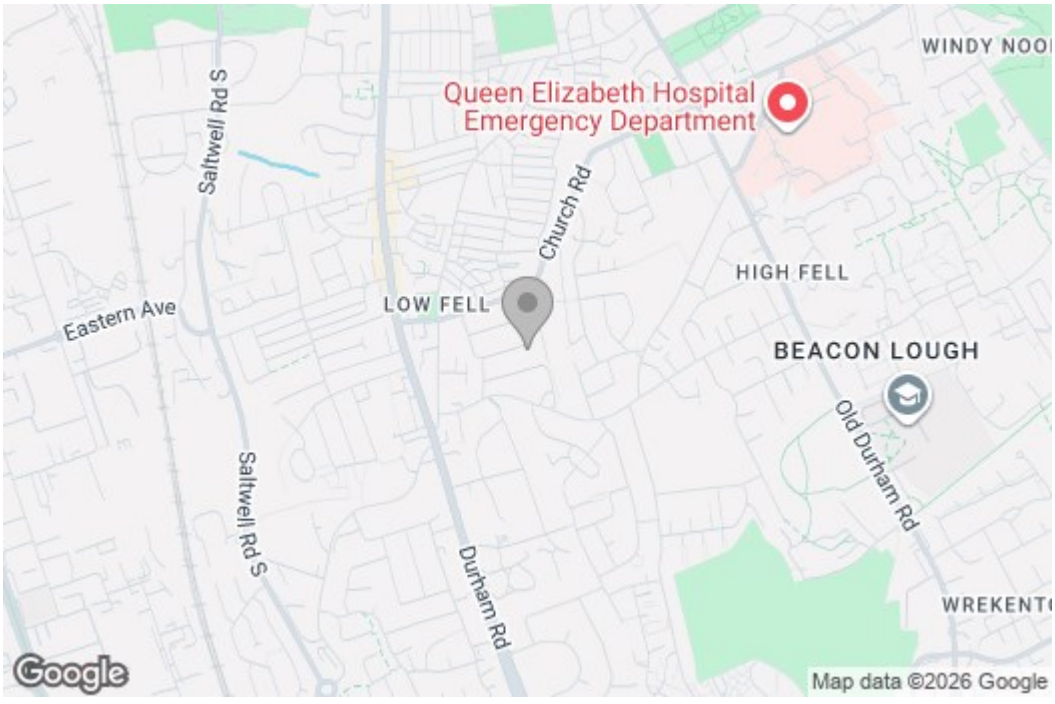


Property disclaimer
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed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

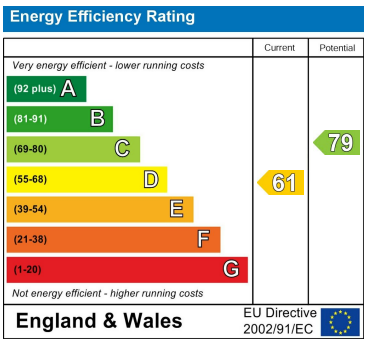
Floor Plan

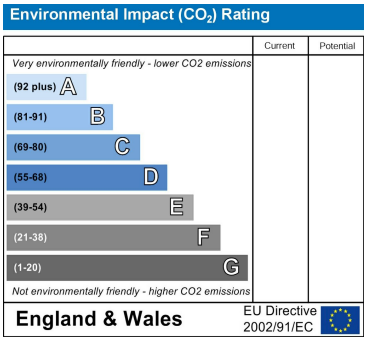


Area Map



Energy Efficiency Graph





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