GORDON
BROWN
SALES & LETTING

# 37 Cedar Crescent, Low Fell, NE9 6ES

## Offers Over £345,000

Nestled in the highly sought-after area of Low Fell, this beautiful mid terrace house on Cedar Crescent offers a perfect blend of modern living and classic charm. With spacious accommodation spread over three floors, this property is ideal for families seeking comfort and style. Upon entering, you are greeted by a welcoming hallway featuring a convenient storage cupboard and elegant oak flooring. The lounge is a delightful space, enhanced by a cast iron fireplace and a bay window that floods the room with natural light, creating a warm and inviting atmosphere. The heart of the home is undoubtedly the fantastic dining kitchen, which boasts a bespoke dresser and integrated appliances. French doors open onto the rear garden, seamlessly connecting indoor and outdoor spaces, making it perfect for entertaining. Additionally, a handy utility room and a ground floor w/c add to the practicality of this well-designed home. The first floor landing leads to three generously sized bedrooms, one of which features bespoke fitted wardrobes and another charming bay window. The recently refurbished family bathroom is a luxurious retreat, complete with a modern four-piece suite. Ascending to the second floor, you will find a walk-in storage area and the main bedroom, which benefits from built-in wardrobes and concealed lighting, providing a serene space to unwind. The gardens are designed for low maintenance, featuring an electric point at both the front and rear, ideal for barbecues and outdoor gatherings. A double driveway at the front ensures ample off-street parking for residents and guests alike. This quality family home is a must-see, and viewing is essential to fully appreciate its many features and the lifestyle it offers.

## ENTRANCE HALLWAY

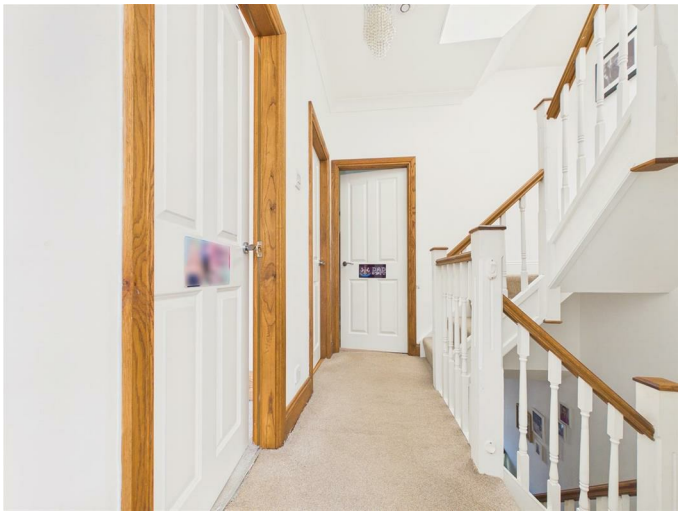
## LOUNGE
18'10" x 12'0" (5.75m x 3.66m)

## DINING KITCHEN
22'9" x 18'1" (6.94m x 5.53m)

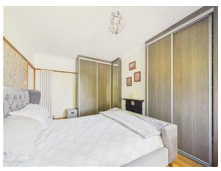
## UTILITY ROOM
8'9" x 6'9" (2.67m x 2.06m)

## GROUND FLOOR W/C

## FIRST FLOOR LANDING

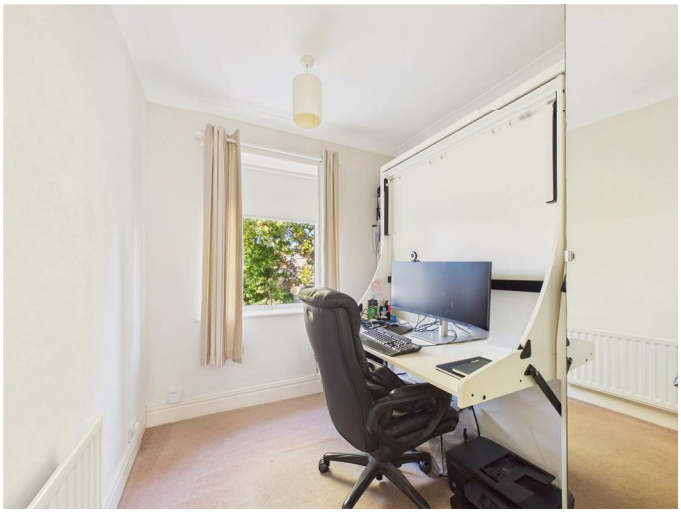


## BEDROOM ONE
15'9" x 9'4" (4.82m x 2.86m)



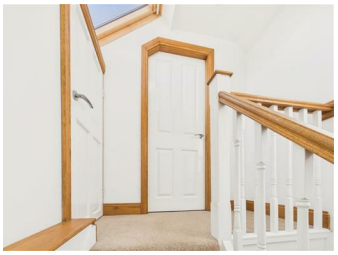
## BEDROOM TWO
13'5" x 10'9" (4.10m x 3.30m)

## BEDROOM THREE
8'7" x 8'6" (2.63m x 2.60m)

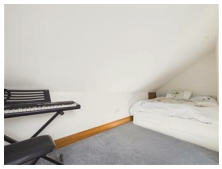


## BATHROOM
8'10" x 7'10" (2.70m x 2.40m)

## SECOND FLOOR LANDING

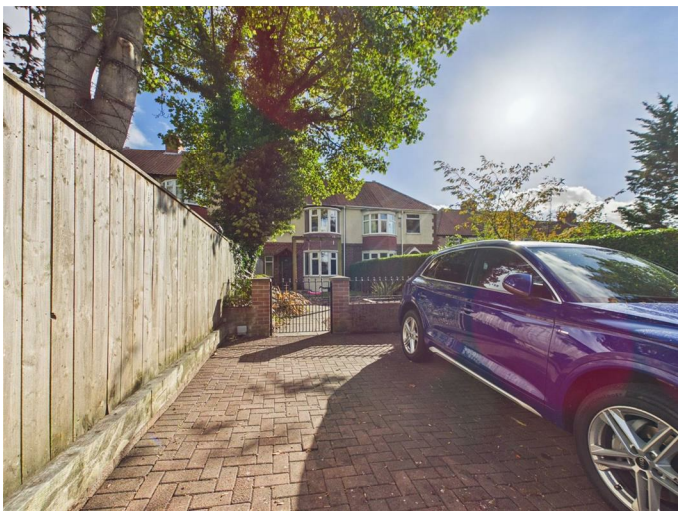


## BEDROOM FOUR



## EXTERNAL

## DOUBLE DRIVEWAY

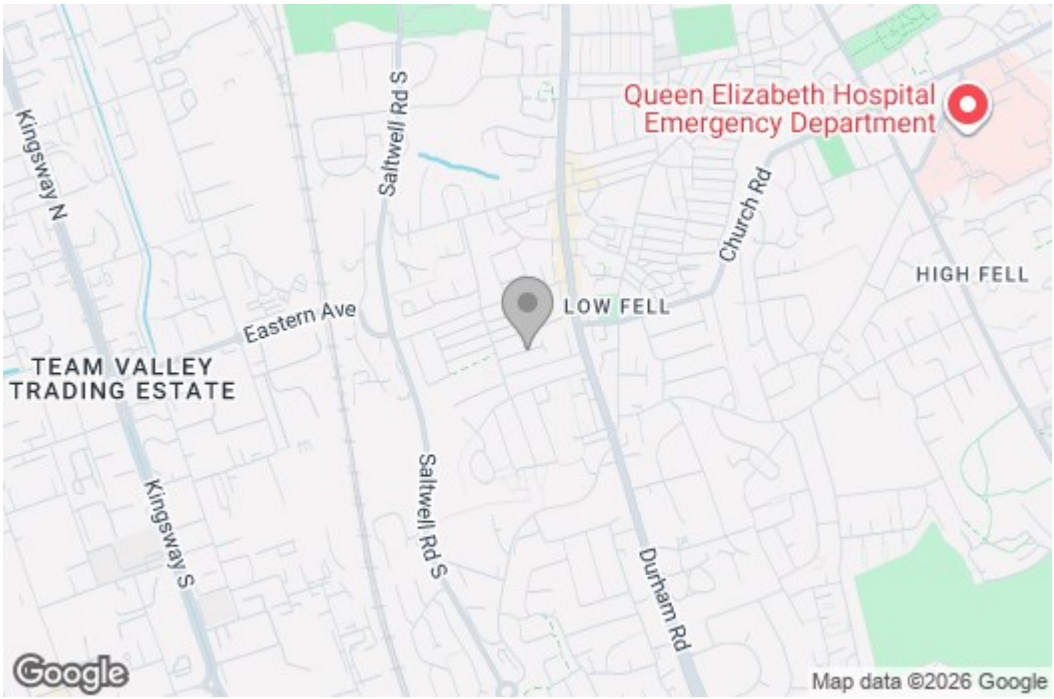


## Property disclaimer

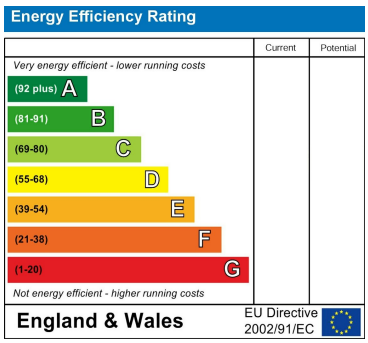
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification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

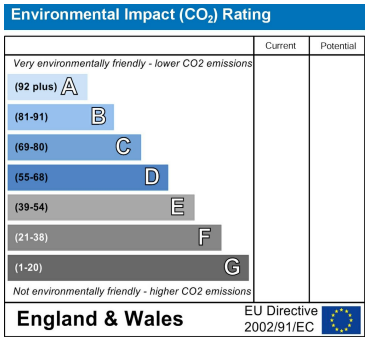
## Floor Plan

## Area Map




## Energy Efficiency Graph

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