GORDON BROWN
SALES & LETTING







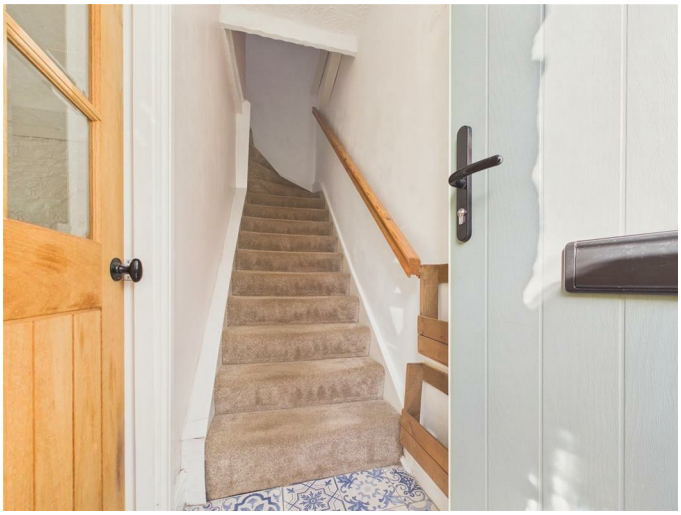


2, Alumwell Road, Gateshead, NE9 6DD

Offers Over £160,000

Nestled on Alumwell Road in the charming area of Low Fell this delightful stone-built end terraced cottage with double glazed sash windows, exposed stone work and beams, offers a perfect blend of character and modern living. With its central location, this property is ideally situated for those seeking convenience and accessibility to local amenities. Upon entering, you are welcomed into a cosy lounge that exudes warmth and comfort, making it an inviting space for relaxation. The modern well-appointed kitchen on the ground floor provides a functional area with access to the rear yard. The first floor features two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is a standout feature, boasting a luxurious free-standing bath that adds a touch of elegance to your daily routine. To the rear of the property, you will find a private yard, perfect for enjoying the outdoors. On-street parking is available, and for added convenience, there is a car park directly across the road where permits can be purchased. This property is an excellent opportunity for first-time buyers or investors, with its potential for Airbnb rental making it an attractive option for those looking to enter the rental market. With its charming features and prime location, this cottage is not to be missed. Embrace the opportunity to make this lovely home your own in the heart of Low Fell. NO CHAIN.

ENTRANCE HALLWAY



LOUNGE





KITCHEN




FIRST FLOOR LANDING



BEDROOM ONE

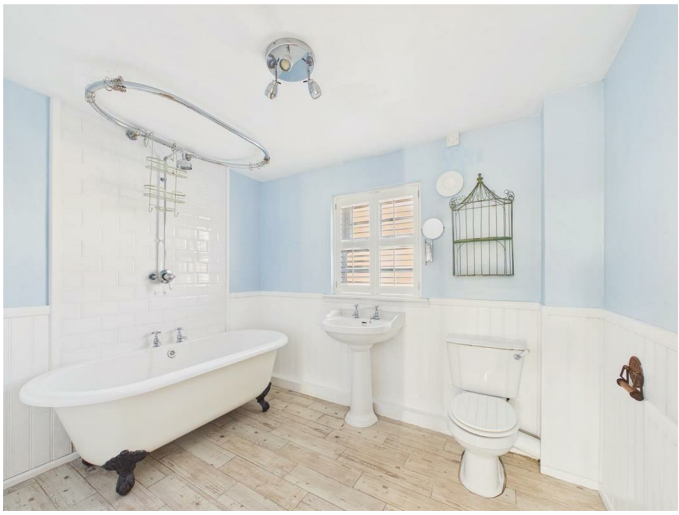




BEDROOM TWO




BATHROOM/WC



EXTERNAL

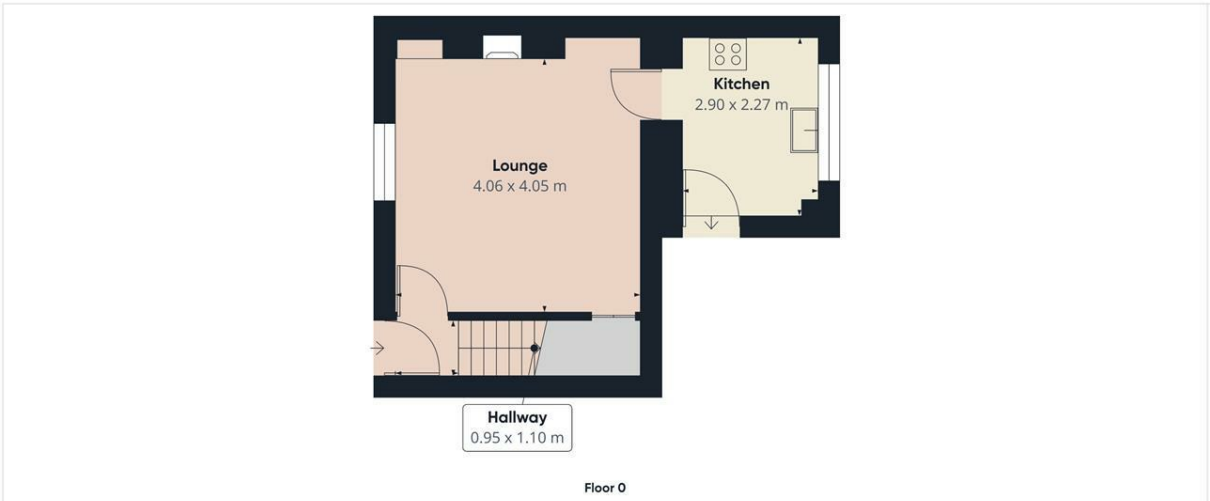


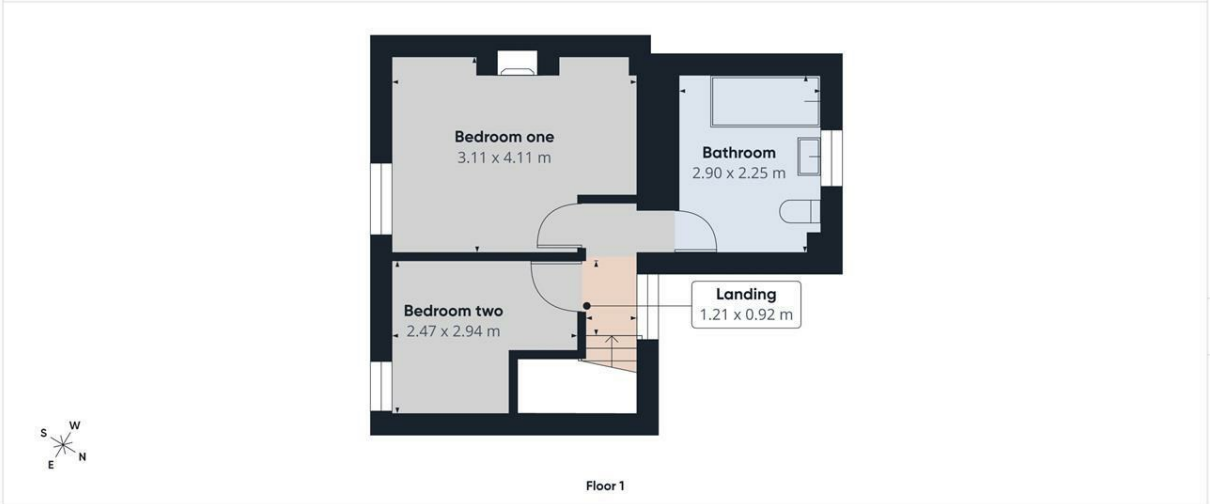
Property disclaimer

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





Approximate total area(1)

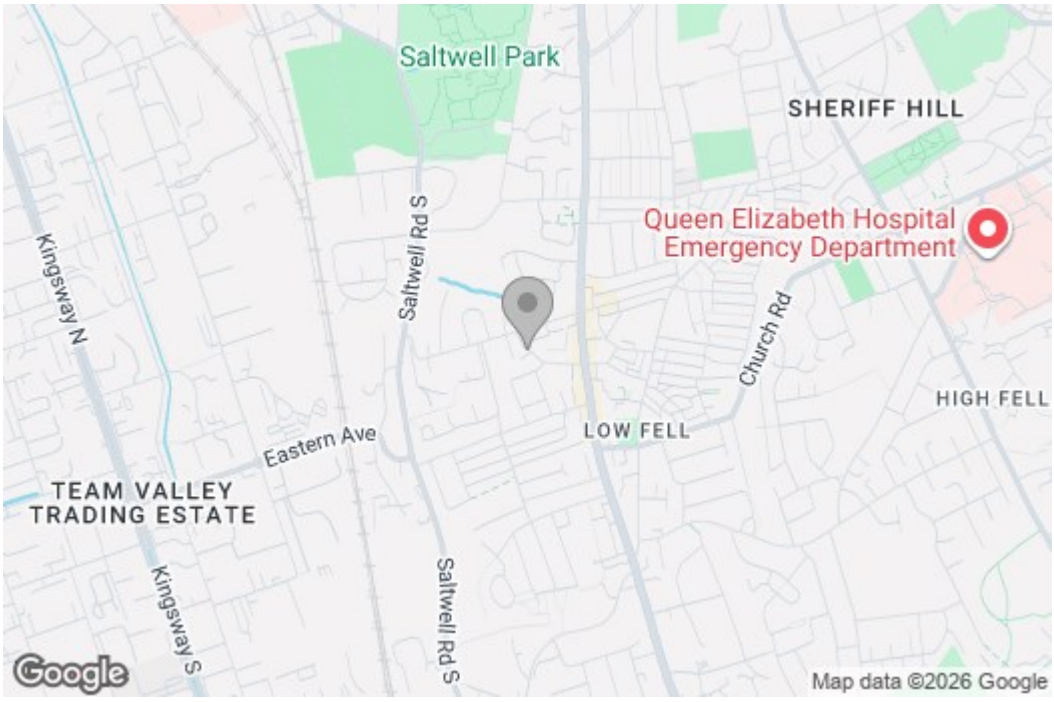
55.3 m²

(1) Excluding balconies and terraces

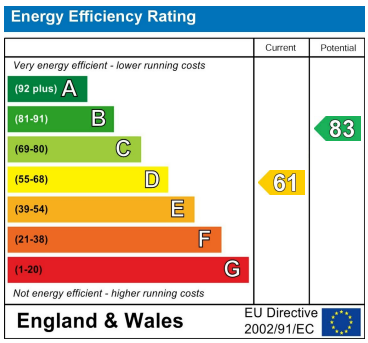
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

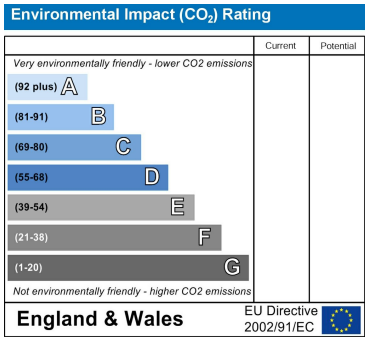
GIRAFFE360

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.

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