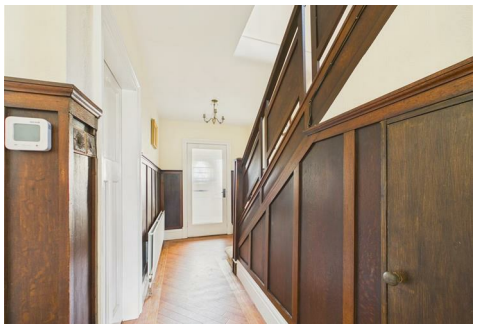
GORDON
BROWN
SALES & LETTING









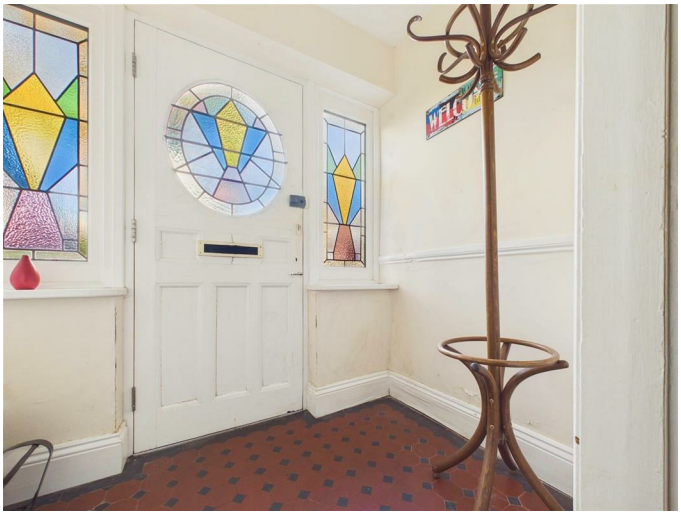
8 Denewell Avenue, Low Fell, NE9 5HD

£335,000

Nestled on the charming Denewell Avenue in the sought-after area of Low Fell, this impressive semi-detached house presents an exceptional opportunity for families seeking a blend of character and modern living. The property boasts spacious accommodation throughout, beginning with a welcoming entrance hallway adorned with stylish Karndean flooring. The lounge is a delightful space, featuring a striking fire surround and a bay window that floods the room with natural light. Adjacent to the lounge, the dining room also showcases a beautiful cast iron surround and another bay window, creating an inviting atmosphere for family meals and gatherings. The breakfasting kitchen is well-appointed with wooden work surfaces and benefits from French doors that open onto the rear garden, seamlessly connecting indoor and outdoor living. On the first floor, the family bathroom is equipped with a four-piece suite, ensuring convenience for all. The main bedroom is a true highlight, featuring a cast iron fire surround and a lovely bay window that offers a pleasant outlook. Two additional bedrooms provide ample space for family or guests, with one room benefiting from fitted wardrobes for added storage.

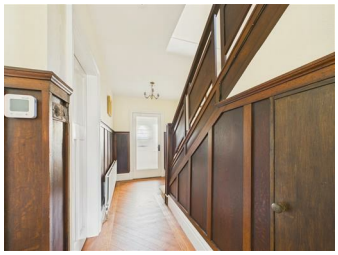
This home retains a host of original features, adding to its charm and character. Externally, the property is complemented by gardens to both the front and rear, a driveway for off-street parking, and a single garage, enhancing its practicality. Viewing is highly recommended to fully appreciate the potential of this lovely family home, which is sure to capture the hearts of many.

ENTRANCE PORCH



ENTRANCE HALLWAY





LOUNGE

16'2" x 12'0" (4.95m x 3.66m)





DINING ROOM

16'7" into bay x 11'5" (5.06m into bay x 3.48m)







BREAKFASTING KITCHEN

16'4" x 14'1" (4.98m x 4.30m)







FIRST FLOOR LANDING



FAMILY BATHROOM

9'0" x 8'7" (2.76m x 2.64m)



BEDROOM ONE

16'2" into bay x 12'0" into alcoves (4.93m into bay x 3.66m into alcoves)







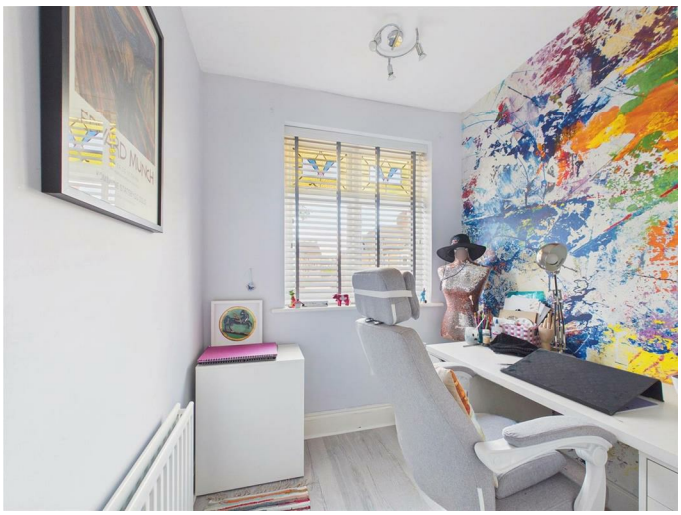
BEDROOM TWO

13'8" x 9'0" to robes (4.17m x 2.75m to robes)





BEDROOM THREE
7'5" x 6'7" (2.28m x 2.03m)



EXTERNAL



GARAGE AND 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





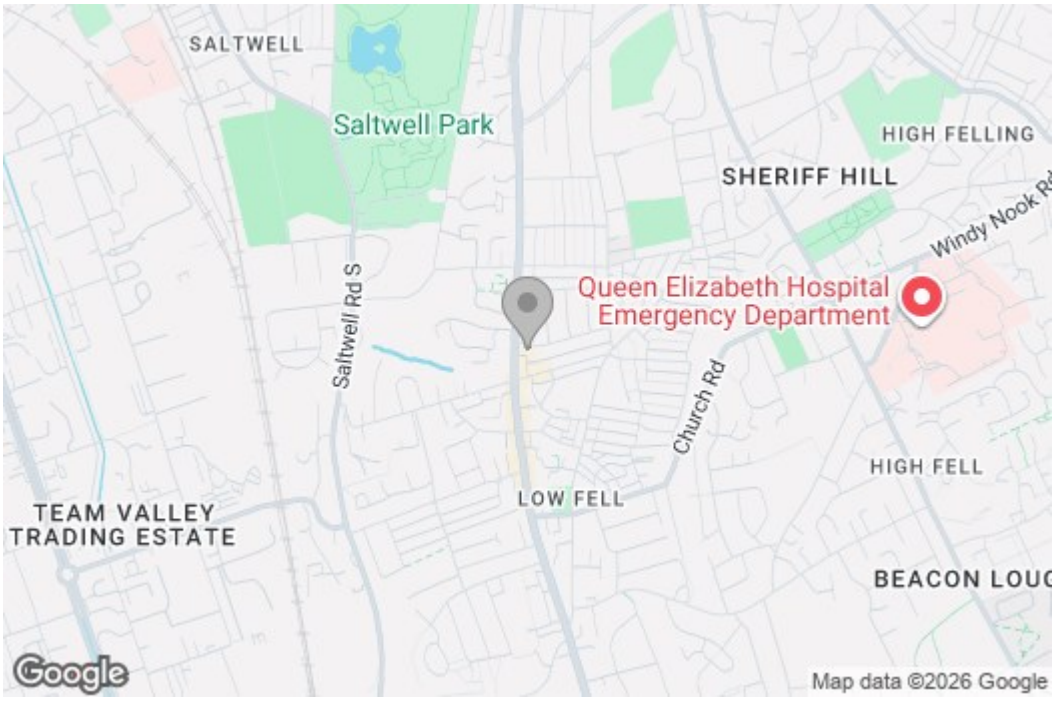
Approximate total area(1)
102.1 m²

(1) Excluding balconies and terraces

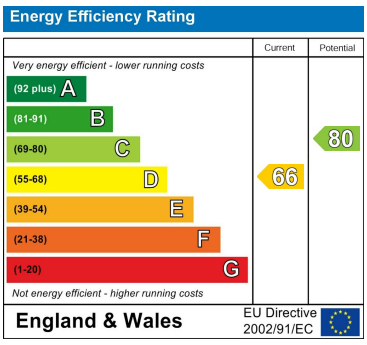
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

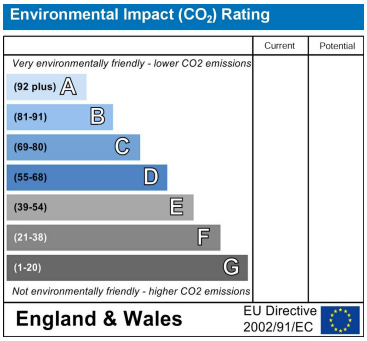
GIRAFFE360

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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