



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)

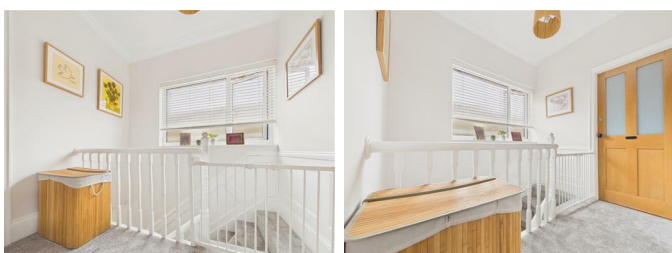


CONSERVATORY

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

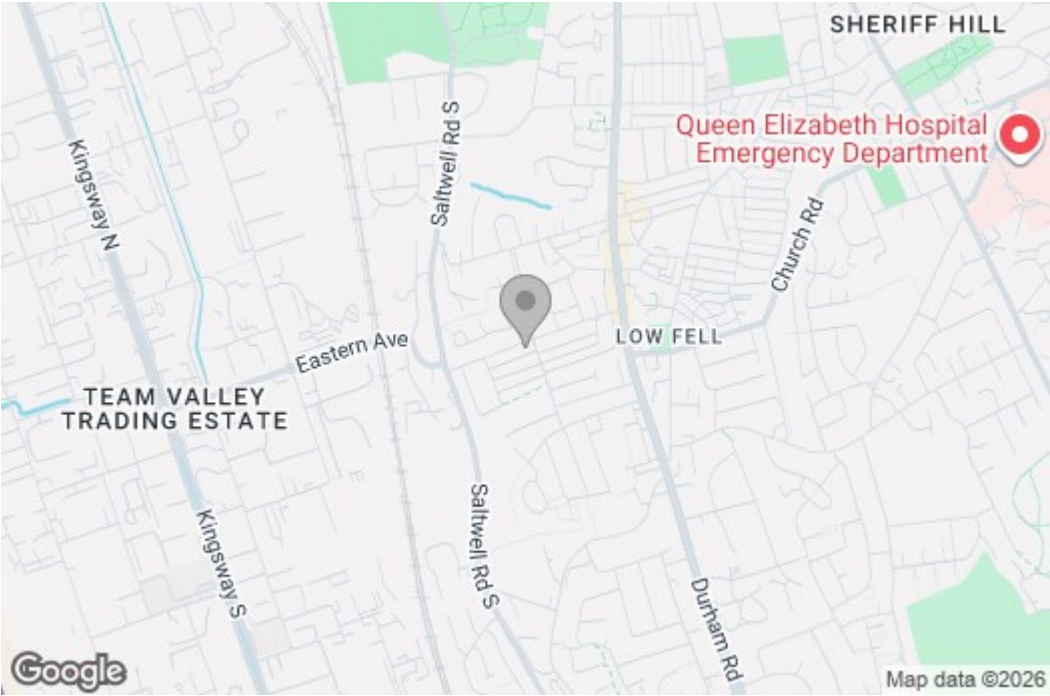


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Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

