

Thomas N Miller

Algernon Road, Byker, Newcastle upon Tyne NE6 2UN

** AUCTIONEERS ** VALUERS ** ESTATE AGENTS ** Est. 1902 **

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25 DENEWELL AVENUE, LOW FELL,
GATESHEAD,
NE9 5HD



A four bedroom, semi-detached property, situated in the heart of Low Fell, constructed in the 1920's, with excellent local amenities and access to Newcastle, Gateshead and Team Valley Trading Estate.

Accommodation comprises: Oak panelled reception hall, living room, dining room, kitchen, utility room, four bedrooms, bathroom, garage, garden storage, lawned and paved gardens to front and rear.

Offers in the region of £260,000.

Viewing strictly by appointment only.

Auction sales of antique and modern furnishings and collectables conducted twice weekly with the Byker auction rooms.

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<u>Hallway with cloakroom</u>	Oak panelled, cloakroom with W.C., gas and electric metres, two radiators.
<u>Living room</u>	5m x 3.9m. Bay window, tiled fireplace, gas fire with mahogany surround, one radiator.
<u>Dining room</u>	4m x 4m. Tiled fireplace, one radiator.
<u>Kitchen</u>	3m x 3m. Gas central heating boiler, one radiator. (leading to utility room).
<u>Utility room</u>	3.7m x 2.4m.
<u>First floor</u>	Landing with access to:
<u>Bedroom One (Front)</u>	4.1m x 3.5m. Two fitted cupboards with sliding doors, one radiator.
<u>Bedroom Two (Front)</u>	3.2m x 2.4m. One radiator.
<u>Bedroom Three (Rear)</u>	4.5m x 3.9m. Tiled fireplace with mahogany surround, one radiator.
<u>Bedroom Four (Rear)</u>	3.8m x 2.3m. One radiator.
<u>Bathroom</u>	2.2m x 2.1m. Bath with electric overhead shower, cupboard with immersion heater, one radiator. (Separate W.C.)
<u>Externally</u>	Lawned and paved gardens to front and rear, garden storage room and garage.
<u>Services and heating</u>	Mains electricity, water, gas central heating, part double glazed.

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