

81 Kilburn Green, Gateshead, NE9 7HG

£110,000

Located in the sought-after area of Low Fell, this well-presented terraced house on Kilburn Green offers a perfect blend of comfort and style. Upon entering, you are welcomed by a charming front entrance porch that leads into a spacious lounge. The lounge features a window that provides a pleasant outlook, creating a bright and inviting atmosphere. Double doors seamlessly connect the lounge to the dining kitchen, which is equipped with an integrated oven, making it an ideal space for both cooking and entertaining. A rear hallway provides convenient access to the garden, as well as a staircase leading to the first floor. The first floor boasts three generously sized bedrooms, each offering lovely views to the front of the property. These rooms are perfect for families or those seeking extra space for guests or a home office. The family bathroom is also located on this level, ensuring practicality for everyday living. Outside, the rear garden is designed for low maintenance, featuring mature borders and a paved patio area, perfect for enjoying the outdoors without the hassle of extensive upkeep. This delightful home is a true gem in a desirable location, and viewings are highly recommended to fully appreciate its charm and potential. Whether you are a first-time buyer or looking for a family home, this property is sure to meet your needs.

ENTRANCE PORCH



BEDROOM ONE

13'6" x 9'0" (4.12m x 2.75m)



LOUNGE

15'0" x 10'0" (4.59m x 3.07m)



BEDROOM TWO

14'3" x 7'0" (4.36m x 2.14m)



DINING KITCHEN

18'4" x 11'8" (5.61m x 3.56m)



BEDROOM THREE

8'0" x 6'11" (2.44m x 2.11m)



REAR HALLWAY

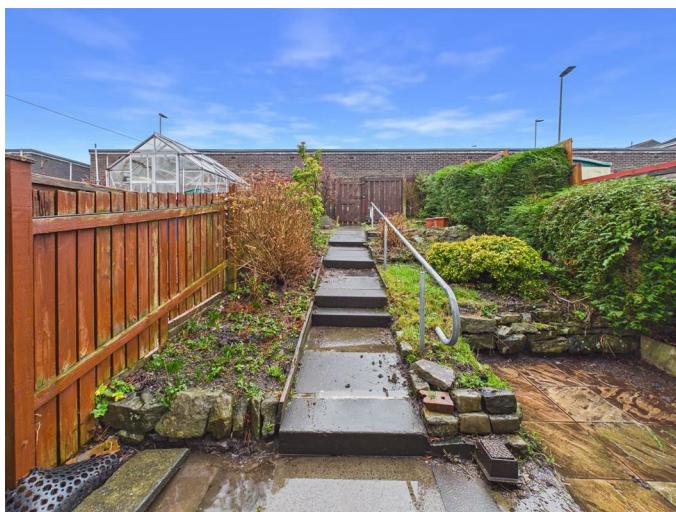
FIRST FLOOR LANDING

BATHROOM

8'6" x 5'8" (2.60m x 1.75m)



EXTERNAL



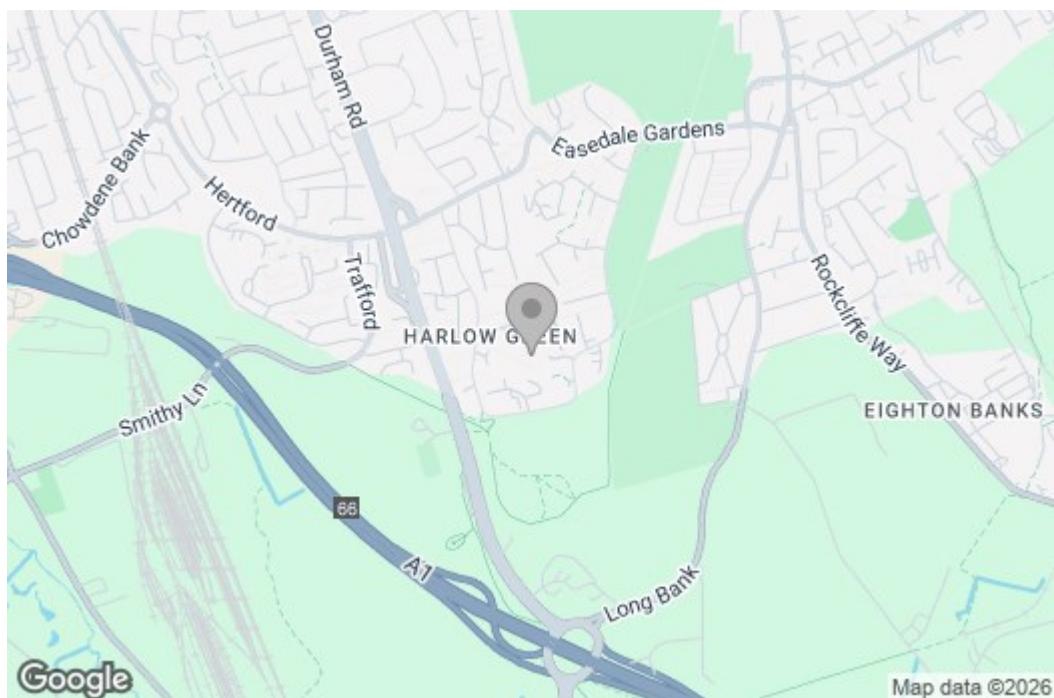
Property disclaimer

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



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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