



## 5 Gatesgarth, Low Fell, NE9 6TR

Asking Price £249,950

Nestled in the highly sought-after area of Gatesgarth, this spacious semi-detached house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed by a charming front entrance porch that leads into a generous hallway, complemented by a practical utility room, perfect for everyday convenience. The inviting lounge features a living flame effect fire, set within an attractive surround, and a bay window that provides a lovely view of the surroundings. This space flows seamlessly into the dining kitchen, which is well-equipped with an integrated self-cleaning oven, an eye-level microwave/grill, and a washing machine. French doors open from the kitchen to the rear garden, creating an ideal setting for entertaining or enjoying family meals al fresco. Ascending to the first floor, you will find a unique half landing adorned with a feature arched window, adding character to the home. The loft has been thoughtfully floored and includes two Velux windows, offering potential for additional storage or a creative space. The property boasts three well-proportioned bedrooms, with the main bedroom and two additional rooms featuring built-in wardrobes, ensuring ample storage. The bathroom is conveniently located to serve all bedrooms. Outside, the rear garden is a true highlight, featuring a summerhouse equipped with power and lighting, perfect for relaxation or hobbies. The gardens extend to the front, side, and rear, providing a lovely outdoor space for all to enjoy. With parking available for one vehicle and a prime location, this property is a must-see. Viewings are highly recommended to fully appreciate the charm and potential this home has to offer.

## ENTRANCE PORCH

## HALLWAY



## UTILITY ROOM



## LOUNGE

20'2" into bay x 13'8" (6.15m into bay x 4.18m)



## DINING KITCHEN

19'11" x 11'10" (6.09m x 3.61m)



## HALF LANDING



## FIRST FLOOR LANDING



## LOFT AREA



### BEDROOM ONE

14'3" into door recess x 10'0" (4.35m into door recess x 3.05m)



### BEDROOM TWO

11'7" to robes x 8'7" (3.54m to robes x 2.63m)



### BEDROOM THREE

9'3" x 7'10" (2.84m x 2.41m)



### BATHROOM

6'0" x 5'9" (1.85m x 1.76m)



### EXTERNAL



### SUMMERHOUSE



### Property disclaimer

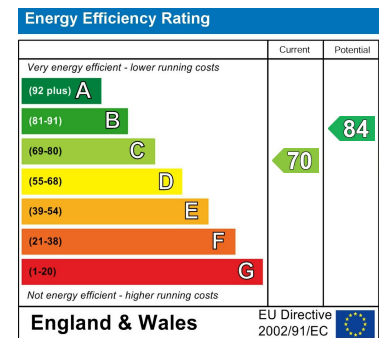
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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