



FOR SALE

96 Dryden Road, Low Fell, NE9 5TX

Offers In The Region Of £265,000



- Two Reception Rooms
- Highly Regarded Location
- Excellent Size Rear Garden
- Gas Central Heating Via Combi Boiler
- EPC Rating D
- Modern Family Bathroom
- Within Easy Reach Of Low Fell High Street
- Elevated Position To The Front Aspect
- Lounge With Feature Bay Window
- Viewings Highly Recommended

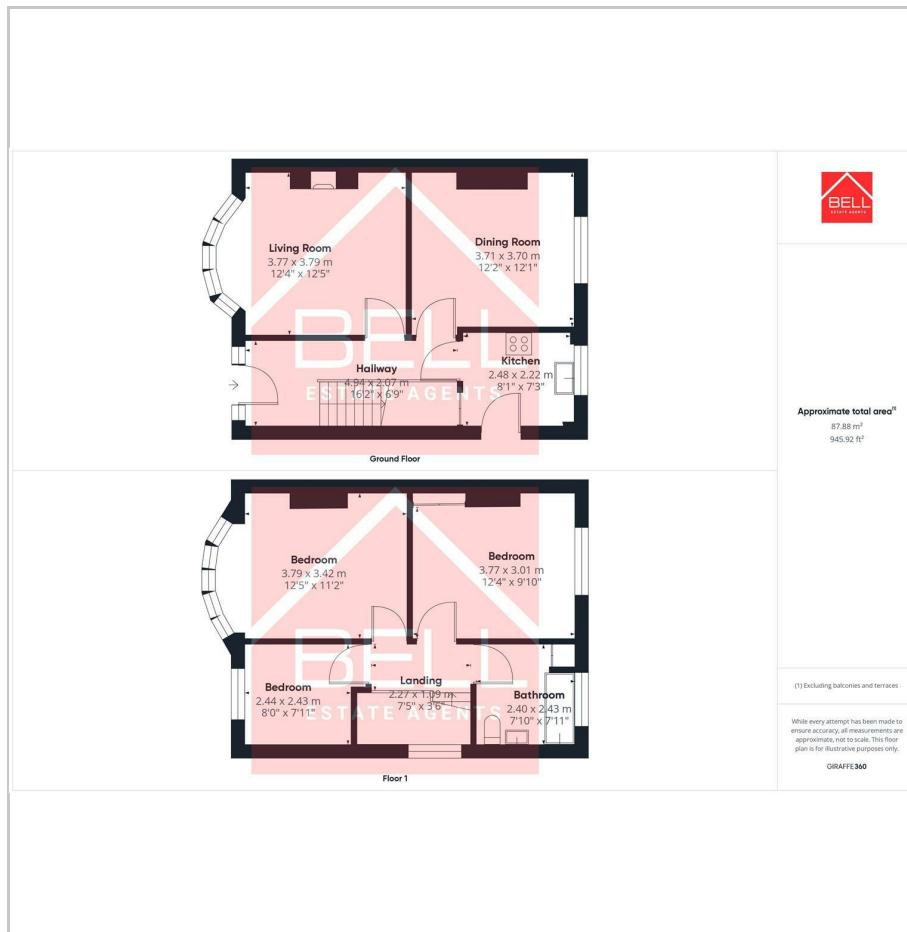
THE PROPERTY

An excellent size family home built by Stanley Thompson offering two reception rooms, a modern family bathroom and generous size rear garden situated on the highly regarded Dryden Road...

Bell Estate Agents are pleased to welcome to the market this 1940's semi-detached property situated at an elevated position and 0.7 miles to Low Fell high street. The internal accommodation briefly comprises of an entrance hall with stairs to the first floor, two excellent size reception rooms the largest of which has a feature bay window overlooking the front aspect. Completing the ground floor layout is a fitted kitchen with a range of wall/base units for storage and under stairs cupboard. Moving upstairs to the first floor there are three excellent size bedrooms, two of which are double size rooms the largest of which has a bay window. The properties family bathroom is a recently updated modern three piece suite with shower over bath.

Externally there is a split level garden to the front aspect and a mature rear garden with established trees and shrubbery, seating area and lawned section. Parking is available on street and viewings are highly recommended.

Originating in the 16th century Low Fell has quickly developed into one of the more popular of the two dozen or so villages which now comprise the Metropolitan Borough of Gateshead. The Durham Road area has now become a vibrant commercial hub with thriving shops, bars and restaurants as well as some banks and small offices. Whilst also offering its own running, cricket and rugby clubs. There are also a range of highly regarded local schools, demand for properties increases to grow as more buyers look to move into the area. The area also offers excellent links to the A1, Metrocentre and Team Valley for commuters.



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

