



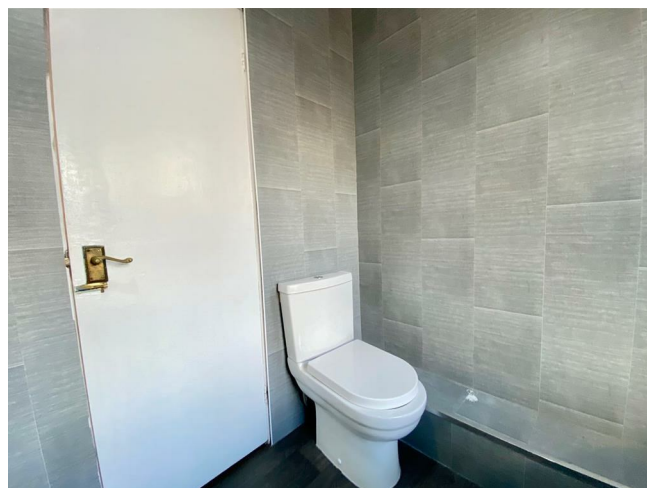
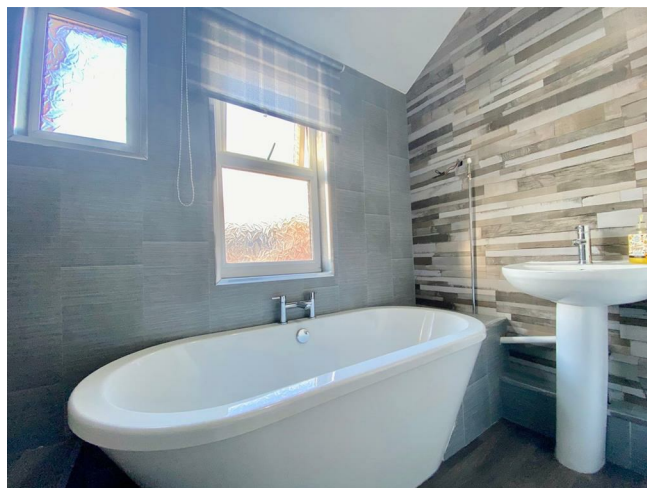
51 Dryden Road, Low Fell, Gateshead, Tyne & Wear, NE9 5TR

Offers Over £220,000



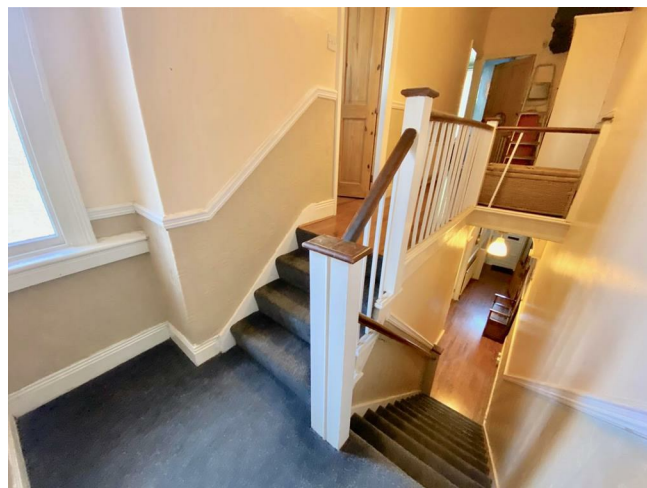
Key features

- MID TERRACED HOUSE
- THREE BEDROOMS
- HEART OF LOW FELL
- GREAT FAMILY HOME
- GARDENS
- GARAGE
- IDEAL FOR BUS & TRANSPORT
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- VIEWING ADVISED



Description

A prime location in the Heart of Low Fell, we offer to the market this spacious three bedroom terraced house. The property is located on Dryden Road and outlooks onto the local primary school and ideally located for bus and transport links. The entrance hall leads through to the lounge with bay window, separate dining room and fitted kitchen. A turning staircase leads to the first floor where there is a spacious bathroom and three bedrooms. There is a walled garden to the front of the property and a yard garden to the rear and a garage with power and lights



ENTRANCE

Entrance vestibule leading into the hall way with laminate flooring, Corbels arch, dado rail and stairs leading to the first floor.

LOUNGE

17 10 x 14 3

The focal point of the room being the Original Open Fireplace, UPVC bay window allowing plenty of natural light, two central heating radiators, laminate flooring, picture rail, and original decorative ceiling coving.

DINING ROOM

14 3 x 13 7

Located to the rear of the property and having a UPVC window, laminate flooring, and built in storage cupboards to the alcoves.

KITCHEN

10 x 7 8

Range of wall and floor units, gas cooker range, stainless steel cooker hood, plumbing for automatic washing machine, UPVC window, UPVC exit door, under stairs storage cupboard, integral stainless steel unit with swan neck mixer tap, tiling to the floor and UPVC exit door.

FIRST FLOOR LANDING

A turning staircase leads to the first floor with a central heating radiator, dado rail, loft access, original landing storage cupboard and part laminate flooring.

BATHROOM

8 x 7

Modern white suite comprising of a freestanding bath with a waterfall mixer tap and having a shower over, pedestal wash basin with mixer tap, low level w.c, two UPVC windows, tiling to the walls, towel radiator.







BEDROOM ONE

14 x 11

Dado rail, laminate flooring, UPVC window and central heating radiator.

BEDROOM TWO

13 10 x 11

Located to the rear and having a UPVC window, central heating radiator, laminate flooring,

BEDROOM THREE

11 x 5 11

Box bedroom having a UPVC window, central heating radiator and laminate flooring.

EXTERNAL

The property has a walled garden to the front, a garden lies to the rear. There is a garage to the rear with power and lighting.

DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

212 High Street
Gateshead
Tyne And Wear
NE8 1AQ
0191 500 8 500
info@carouselestateagents.com
<https://www.carouselestateagents.com>

