

26 Denewell Avenue, Low Fell

Gateshead, Tyne & Wear NE9 5HD

SITUATION AND DESCRIPTION

A beautifully presented five bedroom, three storey Victorian semi detached house located on this attractive tree lined residential road in Low Fell. The property, circa 1878, has been sympathetically refurbished by the present owners to a high standard whilst retaining many of the original and period features including ceiling coving and roses, and lovely cast iron and marble fireplaces to the reception rooms and bedrooms.

The accommodation briefly comprises: vestibule, reception hallway, sitting room, dining room opening to the rear garden, kitchen/breakfast room, laundry, cloakroom/wc, gym/3rd reception room, study area, shower room/wc, master bedroom, en-suite shower room/wc, two further first floor double bedrooms, family bathroom/wc, two second floor bedrooms, attractive easily maintained front and rear gardens, large garage/former stable, driveway.

The impressive family home offers versatile accommodation, with scope to create a granny/teenage annexe to the ground floor incorporating a sitting room/bedroom, kitchen area and shower room/wc. A viewing is highly recommended to appreciate the quality of accommodation this family home offers.

The property comprises:

ENTRANCE VESTIBULE

3'9 x 8'3 (1.14m x 2.51m)

With a tiled floor with inset matting, a radiator with decorative cover, picture rail and oak doors opening through to the reception hallway and gym/third reception room.

RECEPTION HALLWAY

A lovely reception hallway with an original balustrade staircase leading to the first and second floors, with oak doors opening to the sitting room, dining room and kitchen/breakfast room. The hallway has tiled flooring and a dado rail.

SITTING ROOM

17'9 x 18' (5.41m x 5.49m) maximum

A fabulous size sitting room, with a triple glazed bay window to the front elevation and an additional double glazed window to the side. The sitting room has a beautiful tiled fireplace with brass canopy and decorative wood surround, decorative ceiling coving, panelling to the bay, a ceiling rose and picture rail. There is a large built-in storage cupboard and three radiators.

DINING ROOM

14'8 x 13'4 (4.47m x 4.06m)

A superb formal dining room with a double glazed picture window and door opening to the rear garden, a beautiful fireplace with tiled insert, decorative ceiling coving and rose and picture rail. The dining room has a vertical radiator, built-in sideboard and door opening through to the gym/third reception room.

GYM/THIRD RECEPTION ROOM

21'1 x 9'9 (6.43m x 2.97m)

A versatile third reception room currently used as a gym, but equally could lend itself as a self contained granny or teenage annexe with a double glazed bay window with stained glass upper panes to the front, picture rail, dado rail, laminate flooring and a radiator.

A door opens from the gym through to the study area/former kitchen.

STUDY

6' x 5'4 (1.83m x 1.63m)

This study area could be utilised as a small kitchen area with a radiator, laminate flooring and a door opening to the shower room.

SHOWER ROOM

5'6 x 5'4 (1.68m x 1.63m)

With a white close coupled wc, rectangular wall mounted basin and mains shower. The shower room has a white ladder radiator, inset spots, double glazed window to the rear and neutral tiling.

KITCHEN/BREAKFAST ROOM

10'9 x 16'5 (3.28m x 5m)

A superb contemporary family kitchen/breakfast room fitted with an extensive range of wood effect wall and base cabinets with contrasting worktops, with space for a gas range cooker with extractor hood over, and two integrated fridges and freezers. The kitchen has a tiled floor, under stairs storage cupboard, inset spots and a radiator. The kitchen/breakfast room has a double glazed window overlooking the rear garden and door opening through to the laundry.

LAUNDRY

21'1 x 6'8 (6.43m x 2.03m)

A generous laundry, fitted with a range of wall and base cabinets with an inset one and a half stainless steel sink and drainer, plumbing for dishwasher, washing machine and space



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for a tumble dryer. Within the laundry there is a built-in cupboard housing the gas boiler and Megaflo tank, with a pulley airer to the ceiling, a double door cloaks cupboard, two double glazed windows, radiator and door leading to the rear garden.

A door also opens from the laundry to the cloakroom/wc.

CLOAKROOM/WC

6'3 x 4'9 (1.90m x 1.45m)

The cloakroom has a white close coupled wc, round basin in a vanity stand, double glazed window to the side and rear elevations, with black and white tiling, inset spots and a white ladder radiator.



FIRST FLOOR LANDING

With decorative ceiling coving, a dado rail and a continuation of the balustrade staircase to the second floor bedrooms. There is an original stained glass feature leaded window to the side elevation.



MASTER BEDROOM

14'10 x 11'3 (4.52m x 3.43m)

An elegant master bedroom with a triple glazed window to the front elevation with plantation shutters, and lovely high ceilings with ceiling coving. The bedroom has an attractive cast iron and tiled fireplace with marble surround, has two double door built-in wardrobes, with shelving and hanging, a radiator and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

5'5 x 8'3 (1.65m x 2.51m)

A stylish en-suite shower room with walk-in shower with rainfall head, concealed cistern wc and round basin in vanity stand, neutral tiling, inset spots, chrome ladder radiator, shaver point and double glazed window to the side.



BEDROOM TWO

13'6 x 11'2 (4.11m x 3.40m)

A double bedroom with a cast iron and tiled fireplace with marble surround, built-in wardrobes providing shelving and hanging, dressing table and wall cabinets, ceiling coving, double glazed window to the rear overlooking the garden and a radiator.

BEDROOM THREE

14'1 x 13'4 (4.29m x 4.06m)

A third double bedroom with a double glazed window overlooking the rear garden, a cast iron and tiled fireplace with marble surround and tiled hearth, built-in wardrobes with a dressing table and a radiator.

FAMILY BATHROOM

5'6 x 8'3 (1.68m x 2.51m)

The family bathroom has a white suite comprising; P bath with

glass panel and mains shower over, wash hand pedestal basin, close coupled wc, double glazed window to the side, shaver point, inset spots and a ladder radiator.



SECOND FLOOR LANDING

With a Velux window to the roof, original built-in storage cupboards, large built-in cupboard which would have potential as a shower room facility to the second floor, (subject to normal buildings regulations).

BEDROOM FOUR

10'8 x 14'5 (3.25m x 4.39m)

A large double bedroom with a double glazed window to the front elevation, beams to the ceiling, original wood storage cupboard, eaves storage, loft access and a radiator.



BEDROOM FIVE

13'4 x 9'9 (4.06m x 2.97m)

A fifth double bedroom with a Velux window to the roof, a

large walk-in roof storage area, cast iron fireplace, built-in sliding door wardrobes, recessed shelving and a radiator.



DETACHED GARAGE

17'1 x 18'6 (5.21m x 5.64m)

A large brick built garage, formerly the stable, with electric roller door, power and lighting.

EXTERNALLY

The enclosed and private rear garden has been landscaped for easy maintenance, with a round Astroturf central lawn area, large paved patio terraces and a gate giving access to the rear lane.

To the front of the property there is a driveway providing off-street parking, garden and a wall to the boundary.

SERVICES

The property has mains gas, electric, water and drainage.

TENURE

Freehold

FLOOD RISK

Please see website www.environment-agency.uk

COUNCIL TAX

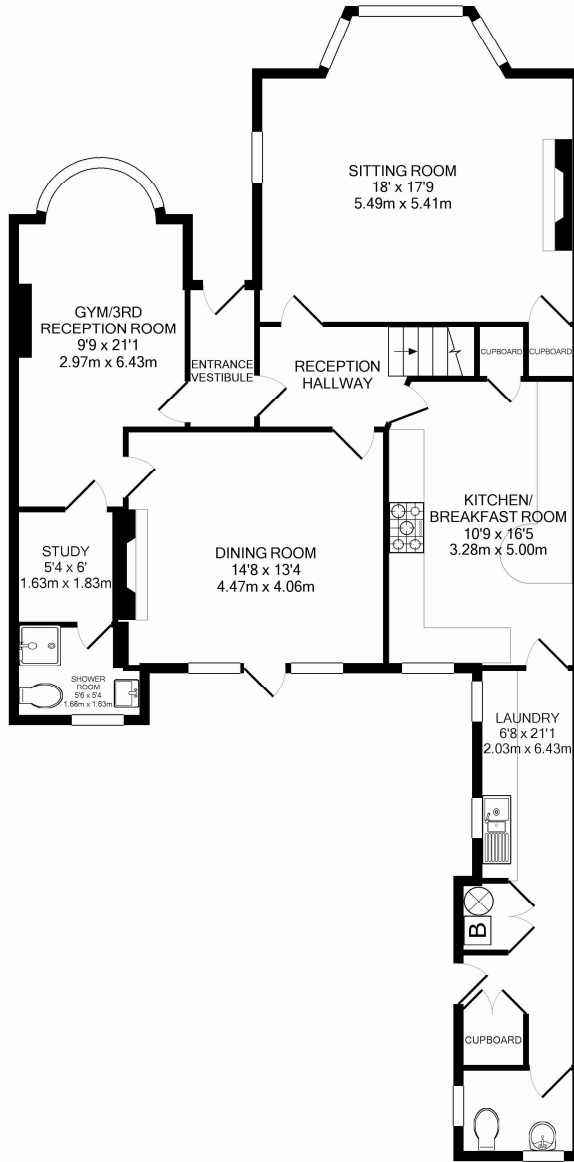
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ENERGY PERFORMANCE RATING

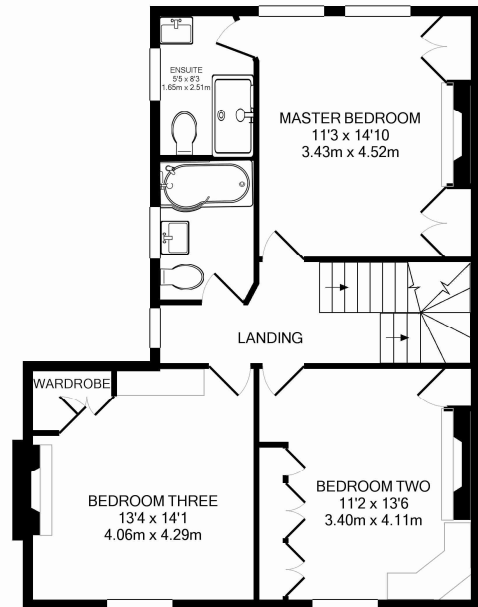
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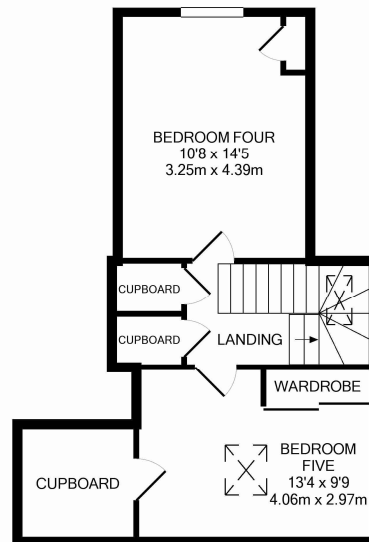
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GROUND FLOOR



1ST FLOOR



2ND FLOOR

26 DENEWELL AVENUE
TOTAL APPROX. FLOOR AREA 2443 SQ.FT. (227.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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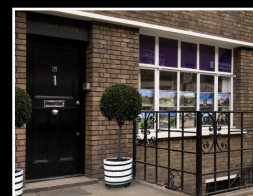
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