



## 15 Brixham Avenue, Gateshead, NE9 6XH

**£895 PCM**

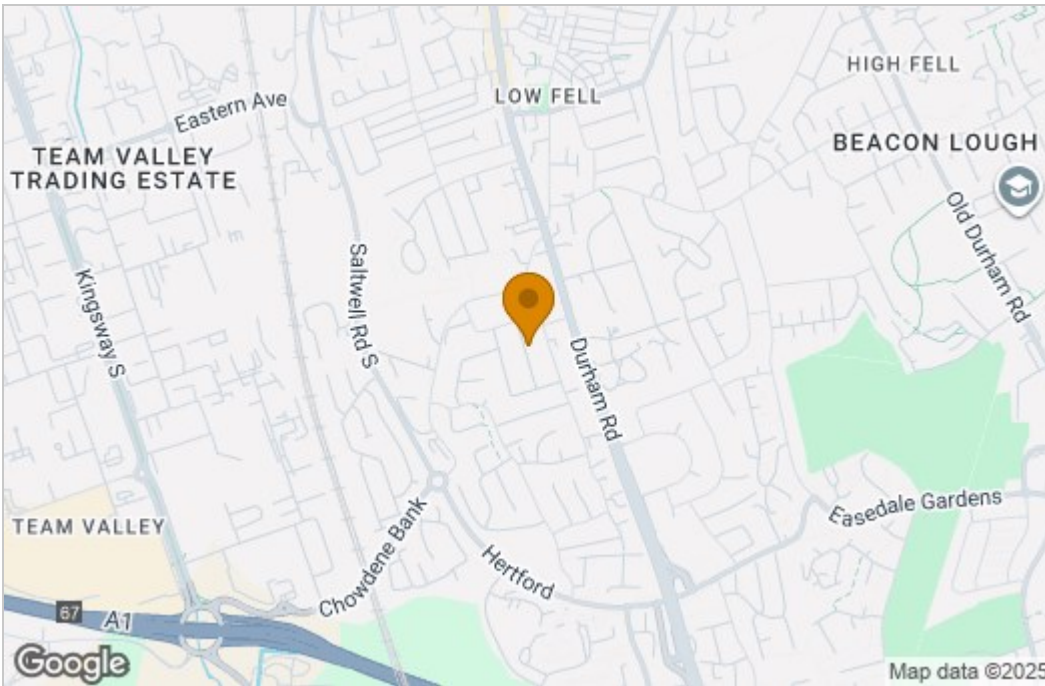
Bell Estate Agents are pleased to welcome this new starter family rental home situated on the popular Brixham Avenue in the centre of Low Fell. The property briefly comprises of an entrance hall with stairs to the first floor, lounge with electric fireplace and modern fitted kitchen with some integrated appliances. Completing the layout is a ground floor WC/wet room and a rear lobby providing access to outside. Moving upstairs to the first floor the property has a separate WC, white family bathroom with shower over bath and three well proportioned bedrooms two of which have integrated storage. Externally there is a good size rear garden which is mainly lawned with a raised decking section and a small mature garden to the front. Parking is available on-street. 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 it's own running and rugby clubs and 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.

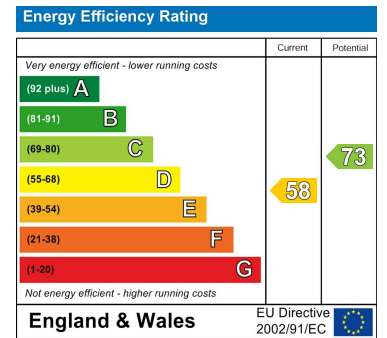


# Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.