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- Three Bedrooms
- Non Standard Construction
- Generous Rear Garden
- Council Tax Band *A*
- Viewing Recommended
- Ideal Family Home
- Driveway and Garage
- Freehold
- Close To Amenities
- Call for More Information





**** Video Tours on our YouTube Channel |
<https://youtu.be/UQjplud1vZw> ****

Positioned on Beechwood Gardens, in Lobley Hill, this delightful three-bedroom, semi-detached home will appeal to the growing family.

The area boasts a range of local amenities including shops, cafes, and schools. Families can benefit from proximity to reputable primary and secondary schools, while nature lovers enjoy easy access to Watergate Forest Park and the scenic Derwent Walk for walking, cycling, and outdoor leisure. Retail hubs such as the Metrocentre and Team Valley are only a short commute away.

The ground floor features an entrance porch, generous open-plan lounge and dining room, creating a bright and versatile living space ideal for both relaxing and entertaining. From the dining area, patio doors lead out to the rear garden, offering a seamless connection to the outdoors. The kitchen provides plenty of storage and worktop space and also has access to the garage. Upstairs, you will find three well-proportioned bedrooms, all benefiting from fitted wardrobes, offering excellent built-in storage and there is a family shower room WC. Further benefits include gas central heating and double glazing.

Externally there is a driveway to the front leading to the attached garage. There is also a generous garden to the rear with a patio area and lawn and mature borders. A perfect place to relax in the warmer months.

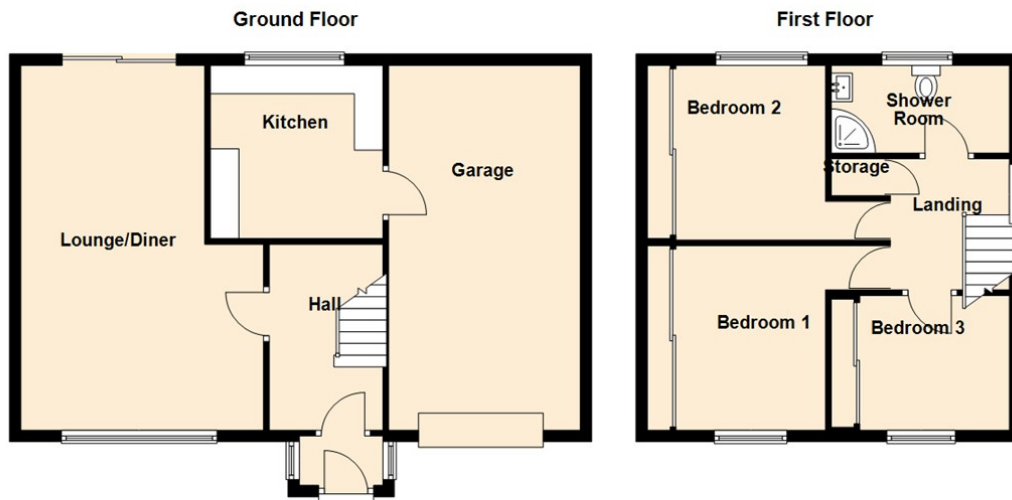
For more information and to book a viewing, please, call our sales team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *A*.





Lounge 10'8" x 13'10" (3.26 x 4.24)


Dining Room 10'6" x 10'11" (3.22 x 3.06)

Kitchen 9'11" x 9'10" (3.03 x 3.01)

Bedroom One 13'7" x 10'7" (4.16 x 3.25)

Bedroom Two 13'7" x 10'3" (4.16 x 3.14)

Bedroom Three 9'6" x 7'8" (2.91 x 2.34)

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 

The difference between house and home

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