



**35 Cheviot Gardens, Gateshead, NE11 9LQ**

**Offers Over £180,000**

Hive Estates welcomes to the market this spacious three bedroom semi-detached home in Lobley Hill. Positioned on a substantial corner plot, the unique configuration of the property creates spacious rooms and a naturally light feel throughout.

Upon approach, the property benefits from a private curved driveway accommodating three cars, aside a gravelled front garden framed with walled boundary. Once inside, the inviting entrance hall provides direct access to the first floor, the living space and kitchen. To the left, the living space is neutral in decor, with a ceiling rose, fireplace and dual aspect flooding the space with natural light. Perfect for family living, the space almost spans the width of the property. Back to the hallway, the kitchen lies straight ahead. Fully fitted and functional with cream high gloss cabinetry and tonal wood effect worktops, the thoughtful design incorporates a breakfast bar for dining. With integrated appliances such as a hob, extractor hood as well as designated space for further appliances, the practical space also provides access to the rear garden.

Up to the first floor, the split level landing houses a convenient WC, whilst the main landing provides access to all three bedrooms and bathroom, as well as an integral storage cupboard. Initially, the master bedroom, is tucked to the left of the landing. Spanning the length of the home, the space is expansive and light, perfectly accommodating the furniture. Fitted with an integral storage cupboard and finished in pastel décor, the space is calm and secluded.

Positioned to the centre of the first floor, the family bathroom features an integral bath with shower over head, pedestal wash basin and internal storage cupboard. Finished with tile effect flooring, white tiled splashbacks and grooved panelling, a separate WC of the same design sits adjacent.

Moving back through the landing, the second bedroom is situated to the rear of the home. Well sized and warm in its décor, the space easily accommodates a double bed. Finalising this ample home, the third bedroom offers complete versatility. Located to the front of the home, the space could be an ideal home office, dressing space or traditional third bedroom.

Externally, the rear garden truly has it all. Currently set up with an initial patio, followed by a raised decking leading to an artificial lawned area with patio border. Private and fully enclosed, the spacious area would make a great place to entertain guests.

This home has truly been well-cared for and would make a great family home. Well-presented, this property is in a great location with excellent links to transport such as the A1 and various local amenities.

**Living Room 20'7" x 11'11" (6.29 x 3.64)**

**Kitchen 11'11" x 8'7" (3.64 x 2.64)**

**Bedroom 1 11'11" x 11'3" (3.64 x 3.45)**

**Bedroom 2 10'8" x 7'3" (3.26 x 2.21)**

**Bedroom 3 10'8" x 6'10" (3.26 x 2.10)**

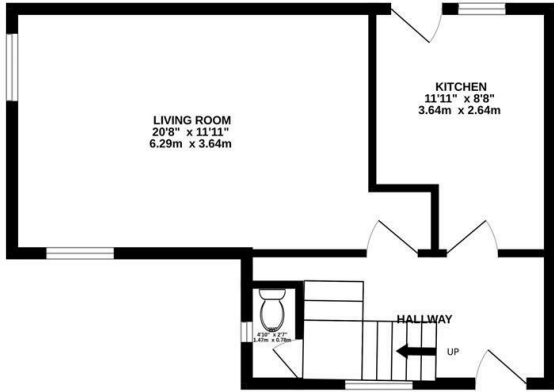
**Bathroom 8'10" x 6'3" (2.70 x 1.91)**

**WC 4'9" x 2'6" (1.47 x 0.77)**

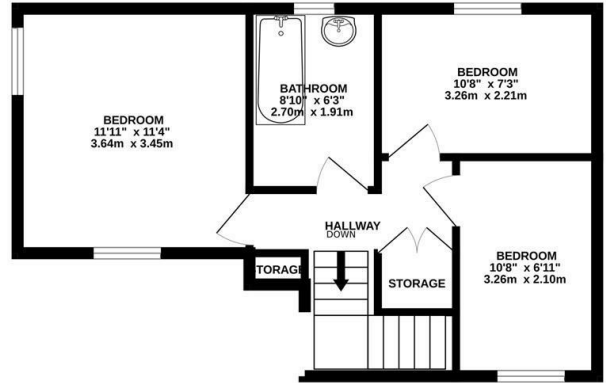


# Floor Plan

**GROUND FLOOR**  
407 sq.ft. (37.9 sq.m.) approx.



**1ST FLOOR**  
428 sq.ft. (39.7 sq.m.) approx.

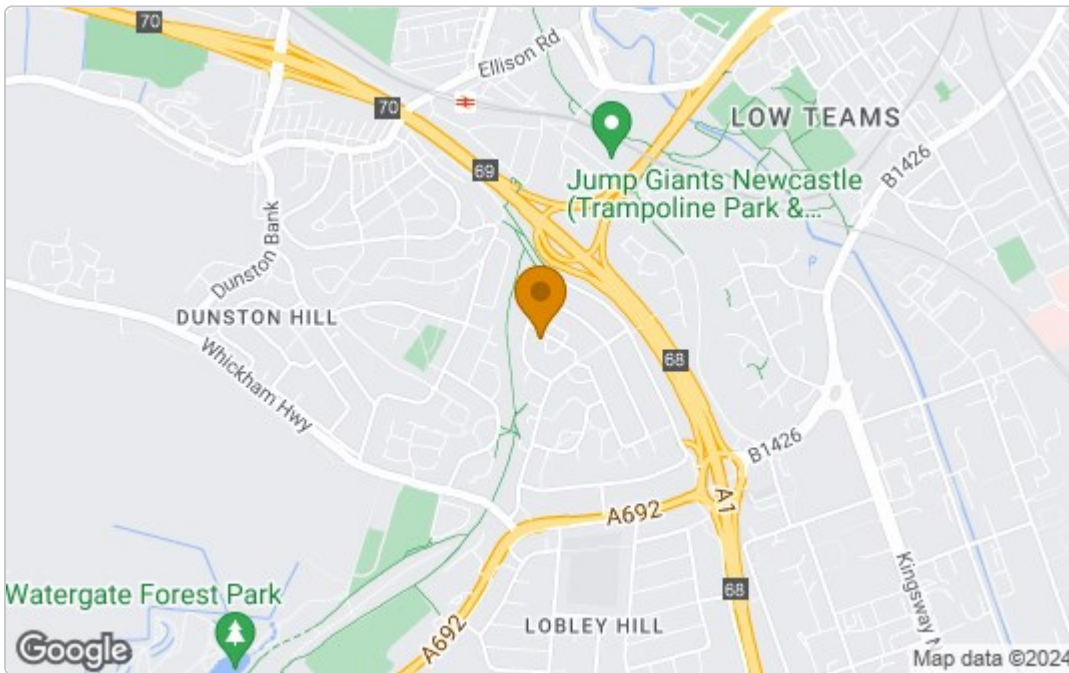


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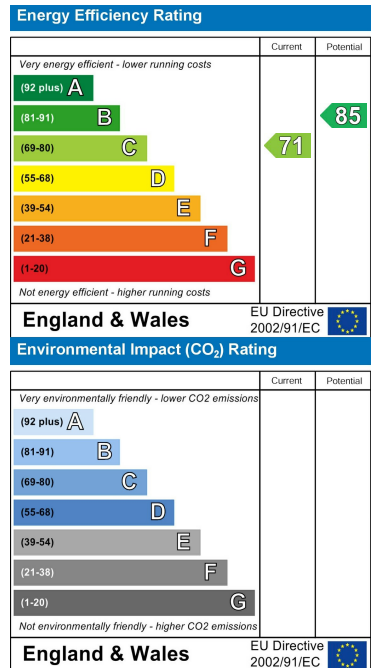
TOTAL FLOOR AREA : 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Area Map



## Energy Efficiency Graph



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