

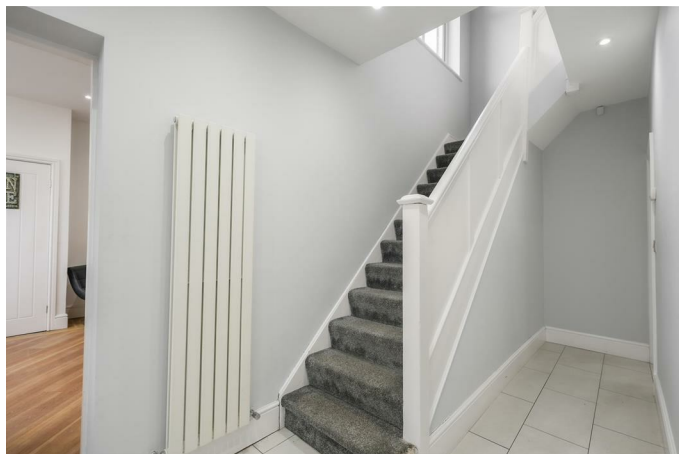


406 Lobley Hill Road, Gateshead, NE11 0BS

Offers Over £230,000

Situated on Lobley Hill Road in Gateshead, this well-presented detached house offers a perfect blend of comfort and convenience, making it an ideal family home. The property boasts a spacious layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. The living room is particularly charming, showcasing an exposed brick chimney breast and a delightful bay window that fills the room with natural light. The heart of the home is the dining kitchen, which is equipped with an integrated eye-level oven, ensuring that culinary enthusiasts will feel right at home. Adjacent to the kitchen, a utility room and a convenient ground floor WC add to the practicality of the space. Additionally, there is a versatile room that can serve as a home office, games room, or den, catering to various lifestyle needs. As you ascend to the first floor, you will find the main bedroom along with two further bedrooms, one of which features fitted wardrobes, providing ample storage. The family bathroom is well-appointed with a four-piece suite, offering both style and functionality. Outside, the property is complemented by a garden and driveway at the front, while the good-sized rear garden features a lush lawn, a decked sun terrace, and a charming summerhouse, perfect for outdoor gatherings or quiet moments in the sun. With its central location, this home offers excellent commuter access and transport links, making it a superb choice for those seeking both comfort and convenience in a family-friendly environment.

ENTRANCE HALLWAY

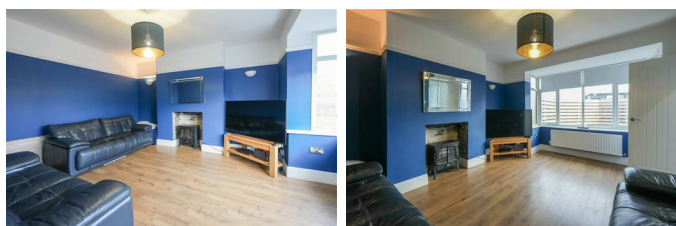


GROUND FLOOR WC



LIVING ROOM

15'3" x 12'6" (4.67m x 3.82m)



HOME OFFICE/DEN/GAMES ROOM

18'6" x 11'10" (5.64m x 3.63m)

FIRST FLOOR LANDING



DINING KITCHEN

18'8" x 16'6" (5.69m x 5.03m)



UTILITY ROOM

7'10" x 7'2" (2.39m x 2.19m)



BEDROOM ONE

13'2" x 9'11" (4.03m x 3.03m)



BEDROOM TWO

12'10" x 8'5" (3.92m x 2.57m)



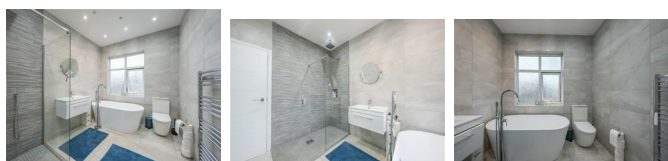
BEDROOM THREE

8'10" x 8'7" (2.70m x 2.64m)



FAMILY BATHROOM

9'4" x 8'0" (2.85m x 2.45m)



EXTERNAL

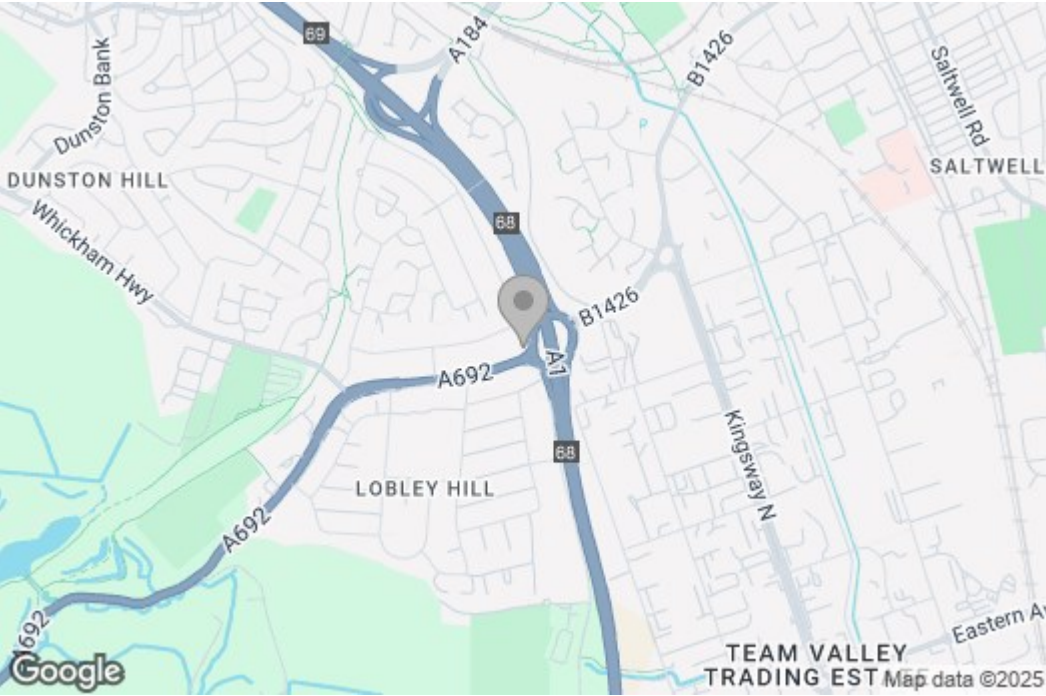


Property disclaimer

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an do not constitute any part of an offer or contract, purchaser 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

