

19 Rothbury Gardens, Gateshead, NE11 0AU

£149,950

Located in the charming Rothbury Gardens, Lobley Hill, this delightful two-bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed by a spacious entrance porch leading into a hallway that sets the tone for the rest of the home. The impressive 6.5-metre living room features a lovely fireplace, creating a warm and inviting atmosphere, ideal for both relaxation and entertaining. Adjacent to the living room is a separate dining room, perfect for family meals or hosting friends. The well-appointed kitchen comes complete with an integrated oven and fridge/freezer, making meal preparation a breeze. Ascending to the first floor, you will find the main bedroom, which boasts fitted wardrobes, providing ample storage space. A further bedroom and a well-equipped bathroom complete the upper level, ensuring comfort for all residents.

Outside, the property features a paved driveway at the front, offering convenient off-street parking. The low-maintenance garden at the rear is a true gem, featuring a lush lawn and paved patio areas, perfect for enjoying sunny days. Additionally, two garden sheds equipped with power and lighting provide excellent storage solutions or potential workshop space. This lovely home is ideally situated in a desirable location, making it a fantastic opportunity for first-time buyers or those looking to downsize. Viewing is essential to fully appreciate the charm and potential of this property. Don't miss your chance to make this delightful house your new home.

ENTRANCE PORCH

ENTRANCE HALLWAY

LIVING ROOM

21'5" x 11'5" extd to 12'11" (6.55m x 3.49m extd to 3.96m)



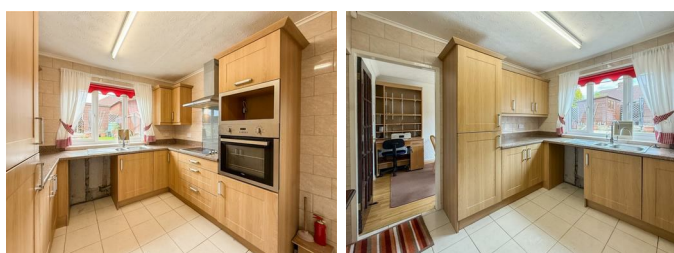
DINING ROOM

11'0" x 8'7" (3.36m x 2.64m)



KITCHEN

16'0" x 9'6" (4.89m x 2.90m)



FIRST FLOOR LANDING

BEDROOM ONE

12'6" x 10'2" (3.82m x 3.12m)



BEDROOM TWO

9'5" x 8'2" (2.89m x 2.50m)



BATHROOM

5'11" x 5'5" (1.82m x 1.67m)



EXTERNAL



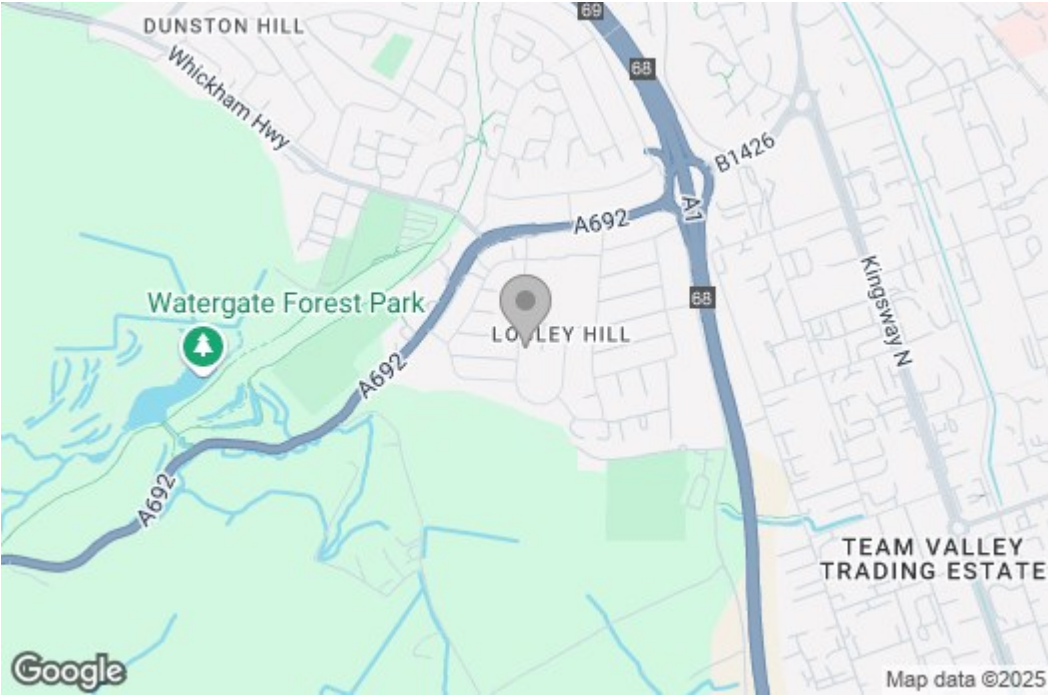
Property disclaimer

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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

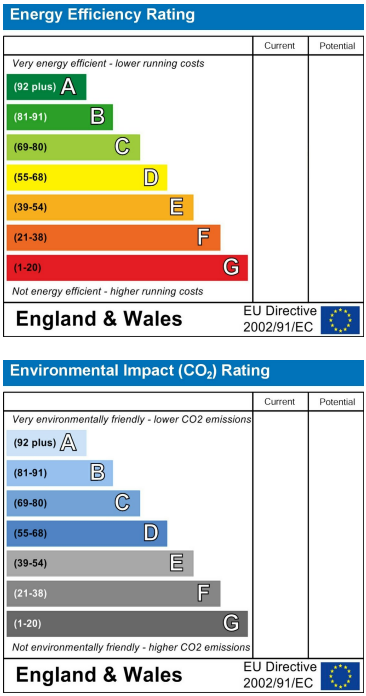
Area Map



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.

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