



1 Lyndhurst Green, Gateshead, NE9 6BH

£315,000

Located within this lovely private access, we are delighted to bring to the market this exceptional double fronted detached bungalow which may be an ideal buy for a family or someone looking to downsize. The bungalow is very spacious with three good sized bedrooms and lovely gardens are located to three sides. The property has double glazing installed and gas central heating is via radiators and a combi boiler. The accommodation briefly comprises; entrance lobby, reception hallway, lounge which leads through to a kitchen which has been extended from the original structure of the home. Beyond the kitchen there is further access through into a substantial utility room. Three good sized bedrooms are located off the reception hallway, the master bedroom is equipped with a small en suite shower room. The main bathroom is fitted with a four piece suite and is also located off the hallway. Off road parking is available with a garage and a driveway for several cars. A lawned garden is located at the front with lovely low maintenance gardens at the rear and side. This home will suit an array of buyers and located with great access for all of the local shops and amenities, Low Fell has to offer. An internal viewing is highly recommended.

ENTRANCE LOBBY



Access to the home is via a double glazed door. An arched double glazed window is located to the side. An internal glazed door opens up into the hallway.

HALLWAY



A good sized L shaped hallway with a radiator and internal doors which opens through into the lounge, all three bedrooms and bathroom/wc.

LOUNGE

12'10" x 13'11" (3.93 x 4.26)



With a radiator and a double glazed window which overlooks the front garden.

BREAKFASTING KITCHEN

13'8" x 19'0" (4.19 x 5.80)



The kitchen has been extended from the original structure of the home and has enough space to provide a breakfasting/dining table in the centre. The kitchen is fitted with a range of floor and wall units with working surfaces incorporating a sink unit which is fitted with a mixer tap. Recesses have been provided for a range style cooker and a fridge freezer unit. Double glazed windows overlook the side and front aspects. An additional skylight window is fitted in the roof which provides lots of additional natural light. There is a tiled floor and a radiator.

REAR LOBBY

The rear lobby has a door which opens into the rear garden and there is a useful utility cupboard which is currently being used as a wardrobe.

UTILITY ROOM

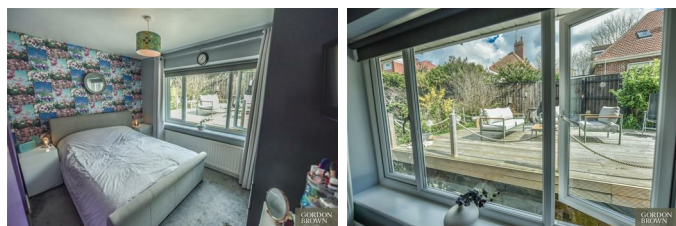
9'4" x 7'11" (2.86 x 2.42)



The utility room is fitted with a range of floor and wall units with working surfaces including a sink unit which is fitted with a mixer tap. Recesses are provided for a washing machine and a tumble drier. A double glazed window overlooks the rear garden. There is a radiator and the splash backs and floor are tiled.

BEDROOM ONE

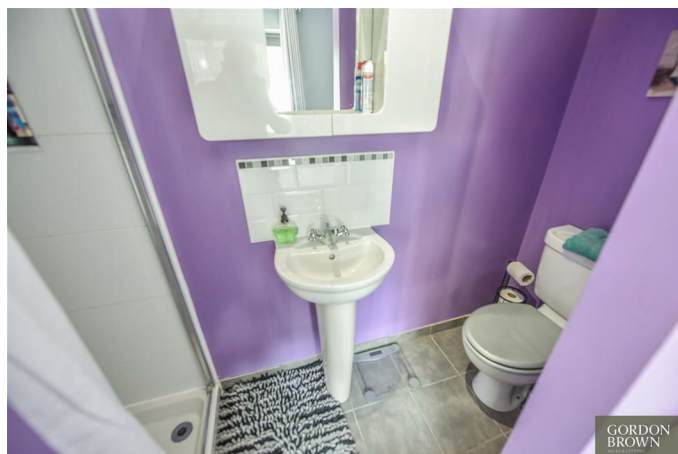
10'11" x 12'4" (3.33 x 3.76)



With a radiator and a double glazed window which overlooks the front garden.

EN SUITE SHOWER ROOM/WC

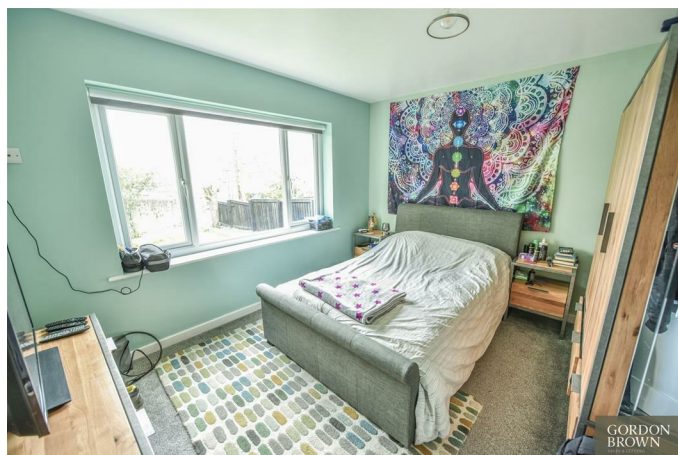
2'7" x 8'5" (0.79 x 2.57)



With a three piece suite which briefly comprises; low level wc, wash hand basin and a shower unit which is fitted with a shower inset.

BEDROOM TWO

11'10" x 8'2" (3.63 x 2.49)



With a radiator and a double glazed window which overlooks the rear garden.

BEDROOM THREE

10'8" x 13'1" (3.27 x 4.01)



With a radiator and a double glazed window which overlooks the rear garden.

BATHROOM/WC

7'4" x 8'3" (2.26 x 2.54)



With a white four piece suite which briefly comprises; low level wc, wash hand basin, panelled bath and a corner shower unit which is fitted with a shower inset. The splash backs and floor is tiled. There is a radiator and a double glazed window overlooks the side aspect.

GARAGE

With an up and over garage door. A window overlooks the rear aspect with a door opening out into the rear garden.

EXTERNAL



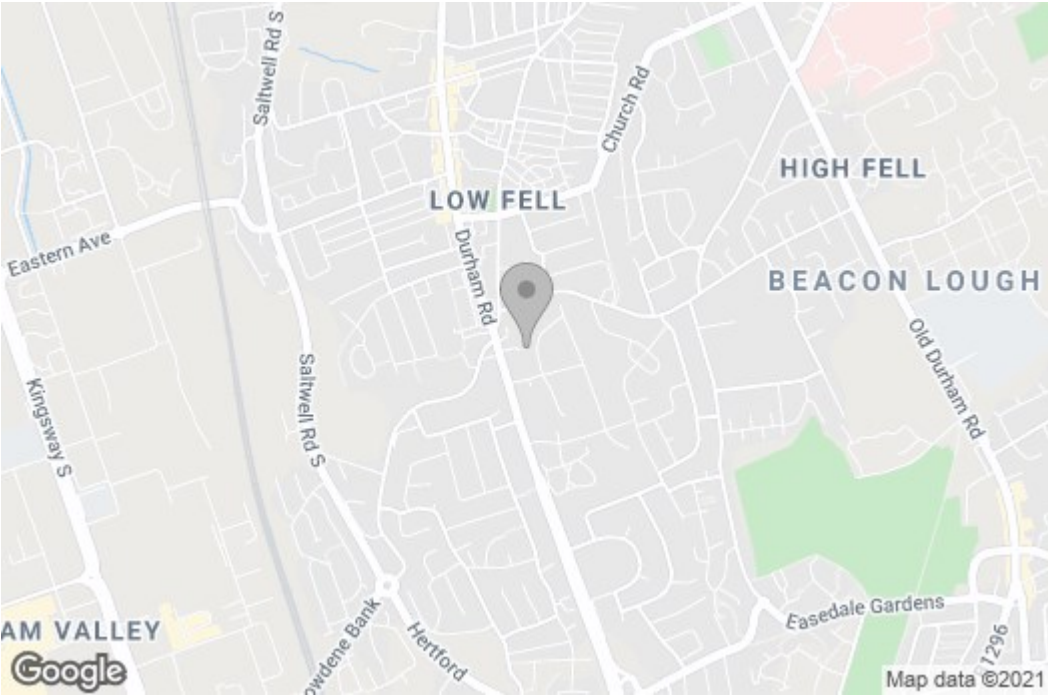
A lawned garden is located at the front with lovely low maintenance gardens at the rear and side.

VIEW INTO BOWLING GREEN



Floor Plan

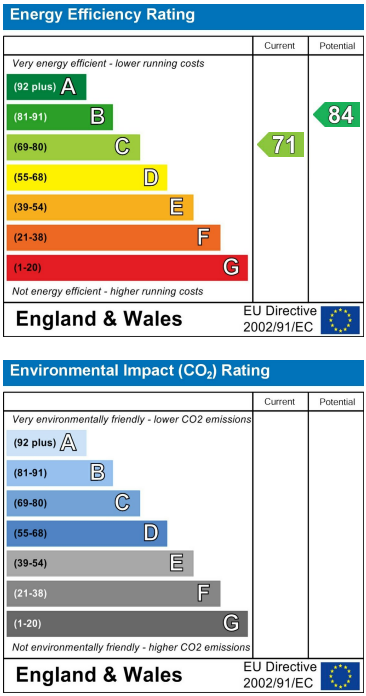
Area Map



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, 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 firm's employment has the authority to make or give an representation or warranty in respect of the property.

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