



Church Lane, Low Fell, NE9 5RG  
3 Bed - House - Link Detached  
£229,995

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\* RARELY AVAILABLE \* ATTRACTIVE KITCHEN AND DINING AREA WITH DOORS TO PRIVATE REAR GARDEN \* VERY SPACIOUS LOUNGE \* EN-SUITE TO MASTER BEDROOM \* DRIVEWAY AND GARAGE \* GREAT ACCESS LINKS \*

We are delighted to present to the market this rarely available, three-bedroom link-detached house, which is sure to impress. Early viewing is advised as it is expected to be very popular.

This well-presented home features gas central heating and double glazing throughout. The accommodation comprises: an entrance hallway, ground floor WC, lounge, kitchen with dining area, landing, three bedrooms, a family bathroom/WC, and an en-suite shower room/WC off the master bedroom.

The property benefits from a garage and driveway, offering off-road parking, and boasts low-maintenance gardens to front and rear. The rear offers an excellent degree of privacy. Sensibly priced, this house is should prove perfect for a wide variety of potential purchasers.

Church Lane is ideally located at the top of Church Road, providing excellent access to Low Fell and convenient commuting links to Newcastle City Centre and other major towns and cities. Viewing is strongly recommended.

## GROUND FLOOR

### Hallway

18'0" x 14'2" (5.50 x 4.33 )

### Lounge

14'2" x 11'10" (4.33 x 3.63 )

### Kitchen / Dining Area

18'6" x 10'5" (5.65 x 3.19 )

### Downstairs WC

## FIRST FLOOR

### Landing

### Bedroom One

12'5" x 10'5" (3.80 x 3.20 )

### En-Suite

7'9" x 4'9" (2.38 x 1.45 )

### Bedroom Two

10'5" x 9'4" (3.19 x 2.86 )

### Bedroom Three

9'3" x 7'9" (2.84 x 2.37 )

### Family Bathroom

7'8" x 5'6" (2.35 x 1.68 )

## Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 15 Mbps, Superfast 80 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

Council Tax: Gateshead, Band D - Approx. £2,451 p.a

Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.





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**Church Lane**  
Approximate Gross Internal Area  
928 sq ft - 86 sq m  
(Excluding Garage)



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
105-91	B		
81-65	C		
65-55	D		
55-48	E		
45-39	F		
35-28	G		
Not energy efficient - higher running costs			
England & Wales		76	87

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
101-91	B		
89-80	C		
75-64	D		
59-54	E		
51-38	F		
11-20	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: info@robinsonsdurham.co.uk

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: info@robinsonsdurham.co.uk

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: info@robinsonscs.co.uk

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: info@robinsonsbishop.co.uk

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: info@robinsonscrook.co.uk

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: info@robinsonsspenny Moor.co.uk

## SEDFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: info@robinsonssedgefield.co.uk

## WYNYARD

The Wynd  
TS22 5QQ

T: 0174 064 5444

E: info@wynyardfineandcountry.co.uk

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45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | info@robinsonscs.co.uk

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