



Church Lane, Low Fell, NE9 5RG
3 Bed - House - Link Detached
£195,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

* 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.



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-30)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	87

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(43-54)	E		
(31-42)	F		
(13-30)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



ROBINSONS

SALES • LETTINGS • AUCTIONS

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

www.robinsonsestateagents.co.uk