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ROTHBURY GARDENS, LOBLEY HILL, GATESHEAD, NE11

Offers Over £195,000


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Extended Semi-Detached Family Home Occupying an Enviable Corner Plot with Delightful Wrap Around Gardens, Boasting a Dual Aspect Open Plan Lounge/Diner, Separate Kitchen, Versatile Snug/Home Office Providing Potential for a Fourth Bedroom, Three First Floor Bedrooms, Family Bathroom, Off Street Parking & Offered with No Onward Chain!

Occupying a prominent corner position on Rothbury Gardens, Lobley Hill, this extended semi-detached home offers versatile accommodation complemented by generous gardens. Rothbury Gardens is conveniently positioned for local shops and everyday amenities, with Lobley Hill Primary School situated on the street and Emmanuel College nearby on Consett Road.

The surrounding area offers access to the woodland walks and open green spaces of Watergate Forest Park, whilst bus services connect Lobley Hill with Gateshead and the Metrocentre, providing further shopping, leisure and transport options.

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The internal accommodation comprises: An entrance vestibule leading into the welcoming entrance hall, with stairs rising to the first-floor landing. To the right is the spacious front-aspect lounge, which flows naturally through into the adjoining dining area to create a generous and sociable reception space. The dining area benefits from French doors opening directly onto the rear garden, creating a pleasant connection with the outside.

From the dining area, a door leads through to the kitchen, which is positioned towards the rear of the property. The kitchen is dual aspect, with a range of light-coloured wall and base cabinetry, contrasting work surfaces and tiled flooring. A further door provides access to the rear garden, while useful understairs storage is also incorporated within the space. The kitchen provides access to a versatile front-aspect snug/home office, offering an additional room that could be adapted to suit a variety of needs.

The first floor provides three well-proportioned bedrooms, each offering useful space for family members, guests or home working. The accommodation is completed by a well-appointed family bathroom, fitted with a bath, wash basin and WC, with light tiling and a window providing natural light.

Externally, the property occupies a particularly appealing corner plot, with a generous wraparound garden providing an excellent amount of outdoor space. The garden is predominantly laid to lawn, with paved areas providing space for outdoor seating and entertaining, while established planting adds a pleasant mature feel. The corner position also gives the property a good degree of openness and privacy.

Offered to the market with no onward chain, this delightful semi detached home simply demands early inspection!





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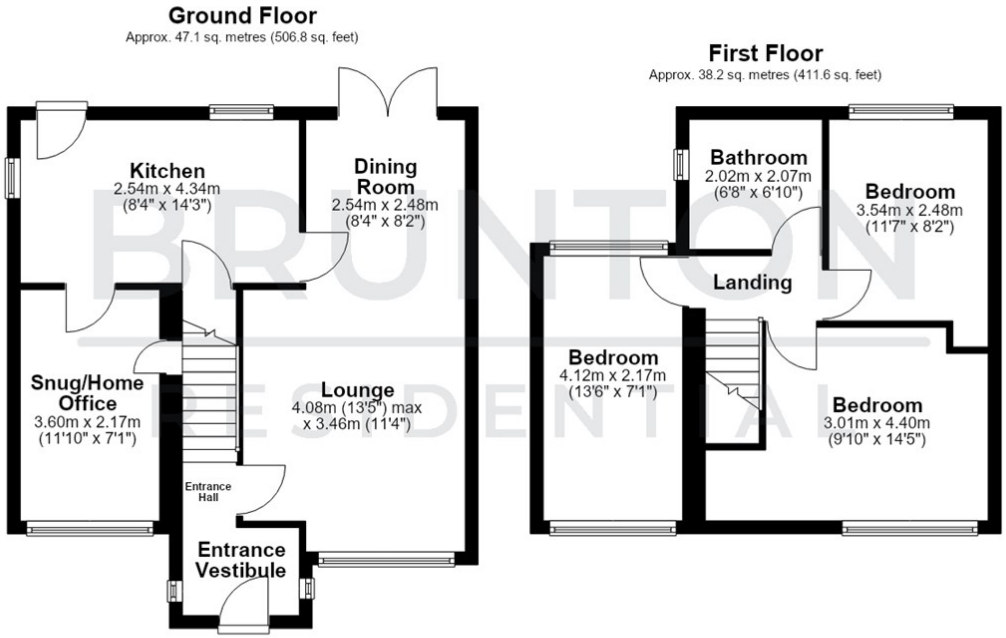
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 85.3 sq. metres (918.4 sq. feet)

