

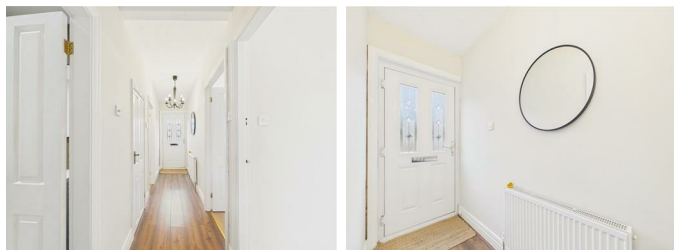


## 129 Lobley Hill Road, Gateshead, NE8 4XB

Offers Over £95,000

Located on Lobley Hill Road in Gateshead, this stunning 1930s double fronted ground floor flat offers a perfect blend of charm and modern living. Upon entering, you are greeted by a welcoming hallway that leads to a delightful lounge, featuring a striking fire and a bay window complete with a cosy window seat, ideal for enjoying a good book or a cup of tea. The flat boasts two well-proportioned bedrooms, with the spacious double bedroom at the rear providing serene views of the beautifully maintained garden. The second bedroom, located at the front, is perfect for guests or as a home office. The property also features a stylish three-piece bathroom, designed with contemporary fittings to ensure comfort and convenience. At the heart of the home is a lovely breakfasting kitchen, which not only offers ample space for culinary creations but also provides picturesque views of the garden, making it a delightful spot for morning meals. The rear garden is a true highlight, featuring a seating area that invites you to relax outdoors, while the front of the property benefits from off-street parking, adding to the convenience of this charming flat. This property is sure to impress with its spacious layout and stylish finishes, making it an ideal first-time buy or a wonderful option for anyone seeking ground floor living in a desirable location. Don't miss the opportunity to make this delightful home your own.

## ENTRANCE HALLWAY



## LOUNGE

15'0" x 11'11" (4.59 x 3.64)



## BEDROOM ONE

13'1" x 11'11" (4.00 x 3.64)



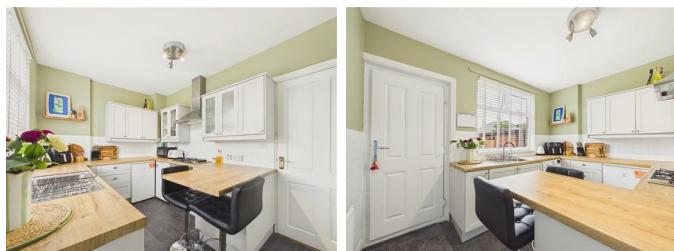
## BEDROOM TWO

9'9" x 7'10" (2.99 x 2.39)

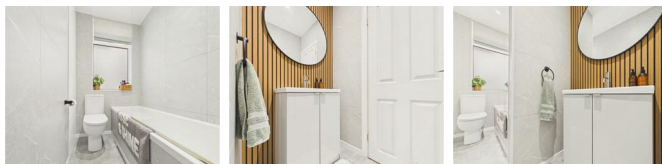


## BREAKFASTING KITCHEN

11'9" x 8'4" (3.59 x 2.56)



## BATHROOM/W.C



## EXTERNAL



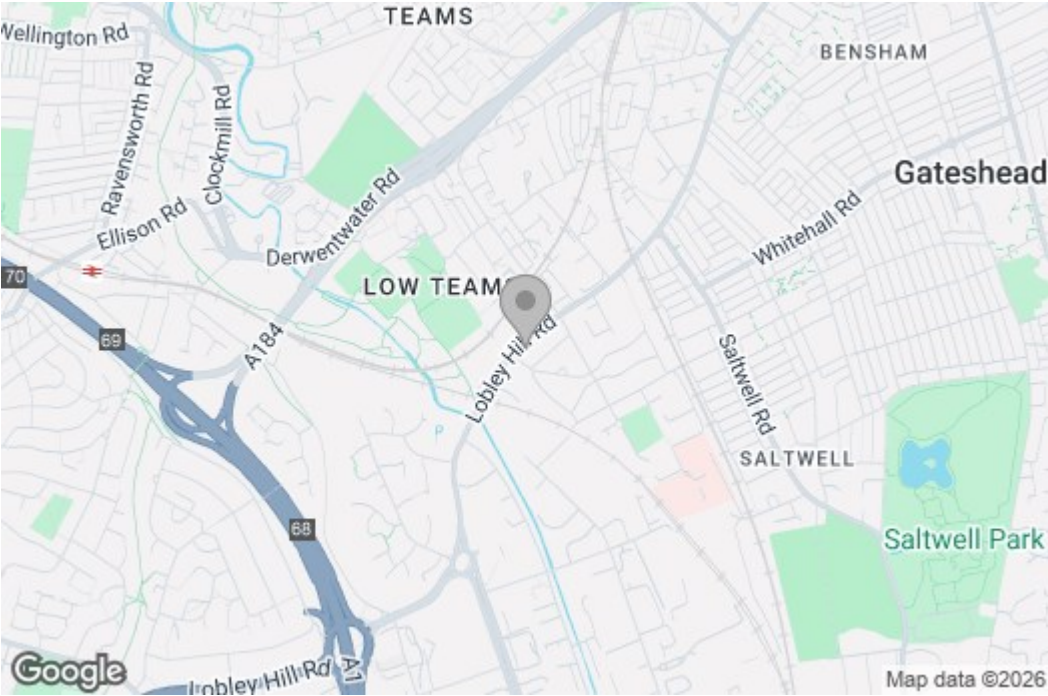
## Property disclaimer

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor 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 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.

Energy Efficiency Graph

