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Gibside Court, Lobley Hill, Gateshead



A beautifully presented three bedroom semi detached property in the sought after Highgrove estate in Lobley Hill. The accommodation has been tastefully decorated to a high standard by the current owners and offers rooms to include: entrance to hall, lounge/diner, kitchen, conservatory, three bedrooms and a family bathroom. Externally there is driveway parking to an integral single garage at the front. To the rear is an enclosed lawned garden with a patio seating area and a variety of established shrubs and bedded planting. The location is ideally placed for local schools, amenities and transport/commuter links. Viewings are highly recommended.

OIRO £184,950

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Property Ref: 3500





## VIEWING STRICTLY BY APPOINTMENT WITH RED HOT PROPERTY

### Entrance Porch

Door to lounge.

Lounge/Diner 27'6" by 10'11" (8m 38cm x 3m 33cm)

Double glazed window, Sliding doors leading to conservatory, Electric fire & surround, Two double central heating radiators, Coving to ceiling.

Conservatory 12'6" by 7'8" (3m 81cm x 2m 34cm)

Double glazed windows to three sides, Poly carbonate roof, Double doors, Tiled floor.

Breakfasting Kitchen 10'1" by 9'2" (3m 7cm x 2m 79cm)

Wall and floor units with laminate work surfaces over, Integrated oven, Gas hob with extractor hood, Sink & drainer unit with mixer tap, Breakfast bar, Tiled splash backs, Laminate floor, Door to rear garden, Central heating boiler, Double glazed window, Single central heating radiator.

### Inner hall / Landing

Inner hallway with stairs to the first floor, Storage cupboard.

Bedroom One 12'0" by 9'10" (3m 66cm x 3m 0cm)

Fitted wardrobes with over head units, Double glazed window, Single central heating radiator.

Bedroom Two 10'1" by 9'10" (3m 7cm x 3m 0cm)

Double glazed window, Loft access with pull down ladder, Single central heating radiator.

Bedroom Three 9'7" by 8'5" (2m 92cm x 2m 57cm)

Double glazed window, Single central heating.

Bathroom 6'10" by 7'4" (2m 8cm x 2m 24cm)

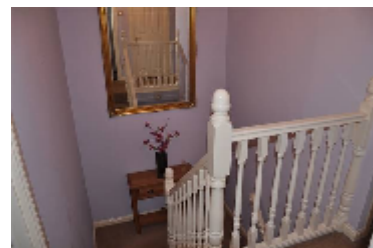
Bath with electric shower over and glass shower screen, W C, Wash hand basin, Part tiled walls, Tile effect laminate floor, Double glazed window.

### Externally

Externally there is a block paved driveway to the front leading to integral garage. To the rear is an enclosed garden laid mainly to lawn with planted borders and patio area and side access.

### Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.





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