

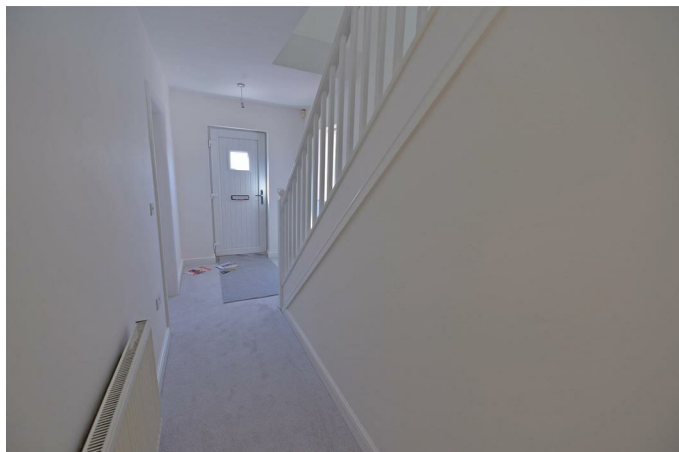
## **4 Church Lane, Gateshead, NE9 5RG**

**Offers In Excess Of £170,000**

A three bedroom link detached house which is available with no chain and is well presented. The house has gas central heating and double glazing. The accommodation briefly comprises; entrance hallway, ground floor wc, lounge, kitchen with dining area, landing, three bedrooms family bathroom/wc and en suite shower room/wc off the master bedroom. A garage and driveway provides the home with off road parking and there is low maintenance gardens located to both sides. This house is very sensibly priced and will be perfect for a family. Church Lane is located at the top on Church Road and provides great access for Low Fell and commuting links for Newcastle City Centre. Viewing is strongly recommended.

### Entrance hallway

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



Access to the home is via a double glazed door. Radiator, internal doors opens into the lounge, kitchen/diner and ground floor wc.

### Cloakroom/wc



With a low level wc, wash hand basin, radiator.

### Lounge

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



With a radiator and a double glazed window overlooks the front aspect. A set of double doors opens into the dining area.

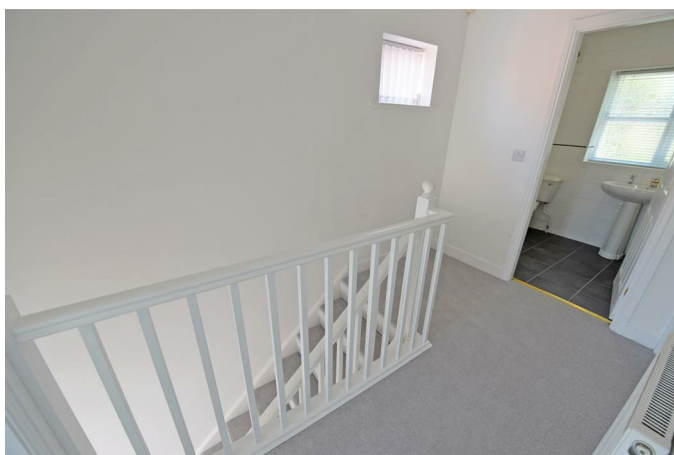
### Kitchen / dining area

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



With a dining area which has a set of patio doors which opens into the rear garden. Radiator. The kitchen area is fitted with a range of floor and wall units with working surfaces which include a sink unit which has a mixer tap and built in appliances include a gas hob, extractor fan and an electric oven fitted below. A recess has been provided for a washing machine and a fridge freezer. There is tiled splash backs a double glazed window overlooks the rear aspect and an internal door opens back into the hallway.

### First floor



With a landing and internal doors opens into the family bathroom/wc and all three bedrooms.

### Master Bedroom one

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



With a radiator and a double glazed window overlooks the front aspect. An internal door opens into the en suite shower room/wc.



### **En suite shower room/wc**

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



With a low level wc, wash hand basin and a corner shower unit is fitted with a shower fitted inset. Tiled splash backs.

### **Bedroom two**

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



With a radiator and a double glazed window overlooks the rear aspect.

### **Bedroom three**

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



With a radiator and a double glazed window overlooks the front aspect.

### **Family bathroom/wc**

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



With a white three piece suite which briefly comprises; low level wc, wash hand basin and a panelled bath is fitted with a mixer tap. There is tiled splash backs and a tiled floor. A double glazed window overlooks the rear aspect.

### **Garage**

With an up and over door.

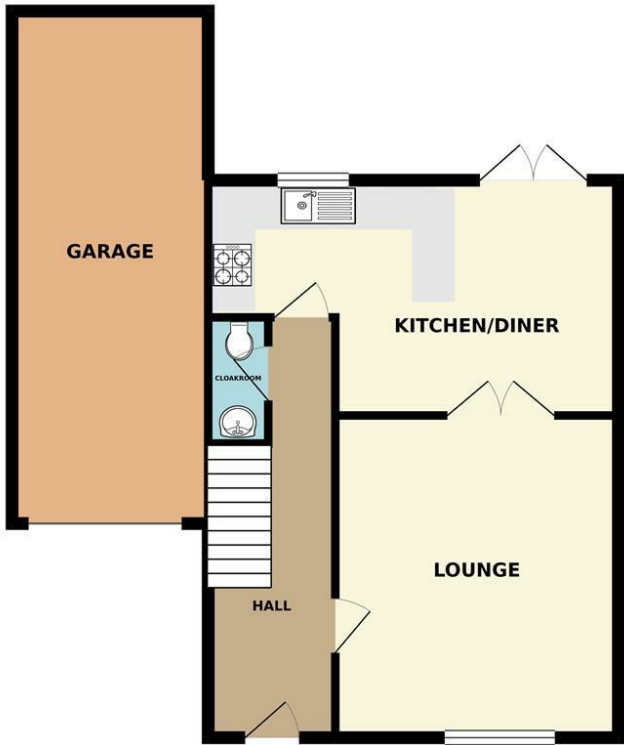
### **External**



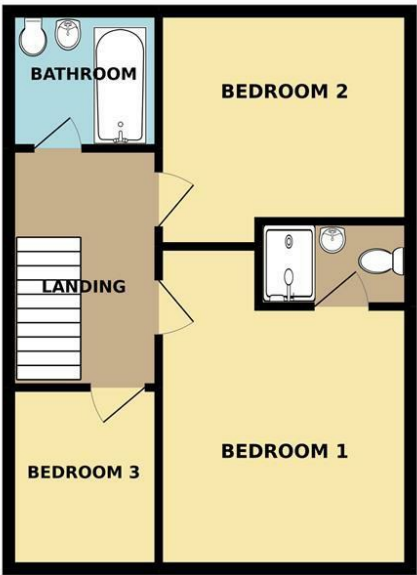
At the front of the home there is a small low maintenance garden and a driveway provides the home with off road parking. A small low maintenance garden is located at the rear.

Floor Plan

GROUND FLOOR



1ST FLOOR

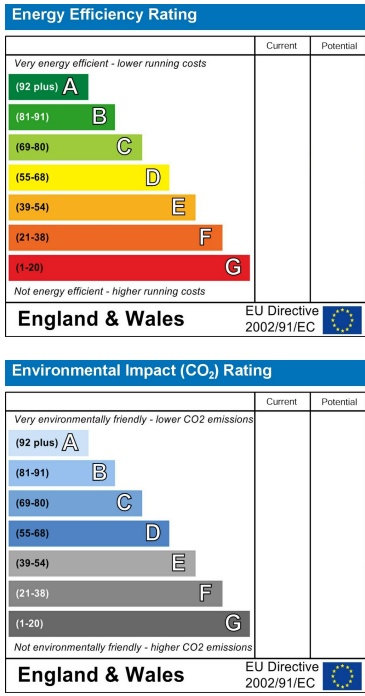


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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