



456 Lobley Hill Road, Gateshead, NE11 0BS

Offers Over £150,000

DATE OF NOTICE: 13 / 11 / 2019

456 Lobley Hill Road, Gateshead, NE11 0BS

We advise that an offer has been made for the above property in the sum of £165,000

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

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Tel: 0191 487 4211

This 1930's semi detached house which has also been greatly extended. The house occupies a corner position and is priced to reflect modernisation. The accommodation briefly comprises; entrance porch, lobby, lounge, dining room and kitchen which is part of the extension. Upstairs there is a landing which opens into three double bedrooms. The upstairs could be re configured to provide an extra bedroom if needed. There is also a family bathroom with a separate wc. A garage and driveway provides the home with off road parking. Gardens are located to three sides. The accommodation has double glazing and gas central heating via radiators. No chain involved.

Porch

Access to the home is via a double glazed entrance door. With double glazed windows to the side.

Entrance lobby

With a staircase which leads to the first floor accommodation.

Lounge

16'11" x 12'11" into bay and alcoves (5.18 x 3.94 into bay and alcoves)



With a double glazed bay window which overlooks the front aspect. There is a radiator and an Adams style fireplace with hearth and recess. Two alcove storage cupboards and a timber window seat. Double opening doors leads into the dining room.

Dining room

16'1" x 10'10" into the alcoves (4.91 x 3.32 into the alcoves)



Two alcove storage cupboards, radiator and a double glazed door and window overlooks the rear aspect. Internal door leads into the kitchen.

Kitchen

11'5" x 15'2" (3.49 x 4.64)



The kitchen is fitted with a range of floor and wall units with working surfaces including a sink unit which is fitted with a mixer tap. A double glazed window overlooking the rear garden. Internal door opens into the garage.

First floor landing

Bedroom one

25'1" x 8'0" (7.65 x 2.44)



With double glazed windows overlooking the front and rear aspects. There is a radiator and fitted wardrobes with mirror sliding doors.

Bedroom two

11'3" x 14'1" (3.45 x 4.30)



With a radiator, double glazed bay window which overlooks the front aspect. Storage cupboard and two alcove storage cupboards.

Bedroom three

8'3" x 14'3" (2.54 x 4.36)



With a radiator and a double glazed window overlooking the rear. Radiator and a storage cupboard.

Bathroom/wc

7'3" x 7'4" (2.23 x 2.24)



With a white three piece suite with a hand wash basin, corner shower unit and corner paneled bath. Tiled walls, radiator and a double glazed window.

Garage

19'3" 8'2" (5.89 2.49)

Up and over door. Storage cupboard, door opens into the side garden and internal door opens into the kitchen.

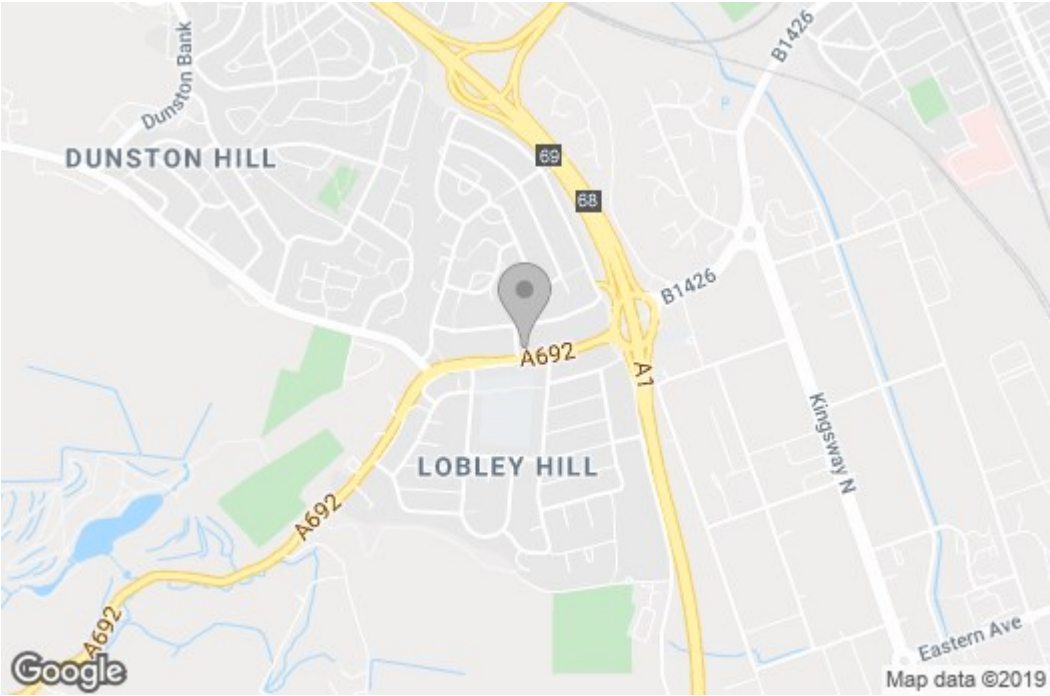
External



At the front of the home there is a garden which is laid to lawn and a driveway for off road parking. To the side and rear of the property there are patio areas with gardens which are also laid to lawn.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance an 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 firms employment has the authority to make or give an representation or warranty in respect of the property.

Energy Efficiency Graph

