









20 Lyndhurst Grove, Gateshead, NE9 6AU

£369,950

Nestled within the desirable area of Low Fell, we are delighted to present this charming semi-detached house, offering a fantastic opportunity for those seeking a home with great potential. While it would benefit from some updating and modernization, the property boasts a host of appealing features. With a lovely outlook to the front, this residence presents an idyllic setting for families and individuals alike. Upon entering, you are greeted by a front entrance porch, leading to a welcoming hallway. The ground floor comprises a convenient WC and a comfortable living room, complete with a gas fireplace, creating a warm and inviting atmosphere. A separate dining room, featuring a distinctive fireplace, provides a characterful space for shared meals and entertaining guests. The dining room seamlessly flows into a sun lounge/garden room. The breakfasting kitchen is spacious and bright, offering ample room for a dining area. It is well-equipped with integrated NEFF oven, microwave, and a fridge/freezer. Ascending to the first floor via a landing, you will find a master bedroom and two further double bedrooms, all of which provide comfortable retreats. Additionally, the first floor features a separate WC and a shower room, ensuring convenience and privacy for the household. The property boasts lovely gardens both at the front and rear, providing tranquil outdoor spaces for leisure and recreation. A good-sized garage offers secure parking and storage facilities, adding to the practicality of this family home.

In summary, this semi-detached house presents an excellent opportunity to create a fabulous family home within one of Low Fell's most sought-after areas. With its attractive features, including a delightful outlook and versatile living spaces, this property is brimming with potential. Don't miss out on the chance to make this property your own and enjoy the benefits of an enviable address in Low Fell.

FRONT ENTRANCE PORCH

ENTRANCE HALLWAY





GROUND FLOOR W/C



LIVING ROOM 16'9" x 14'7" (5.11m x 4.47m)





DINING ROOM 13'9" x 13'4" (4.21m x 4.08m)







SUN LOUNGE 12'8" x 5'4" (3.88m x 1.63m)

BREAKFASTING KITCHEN 15'11" x 9'1" (4.87m x 2.77m)







FIRST FLOOR LANDING





MASTER BEDROOM

 $14'0" \times 13'9"$ to chimney breast (4.27m x 4.20m to chimney breast)





BEDROOM TWO

13'11" to chimney breast x 11'2" (4.25m to chimney breast x 3.42m)



BEDROOM THREE

10'4" x 8'4" (3.17m x 2.56m)



SEP W/C



SHOWER ROOM 8'11" x 6'3" (2.72m x 1.91m)



EXTERNAL

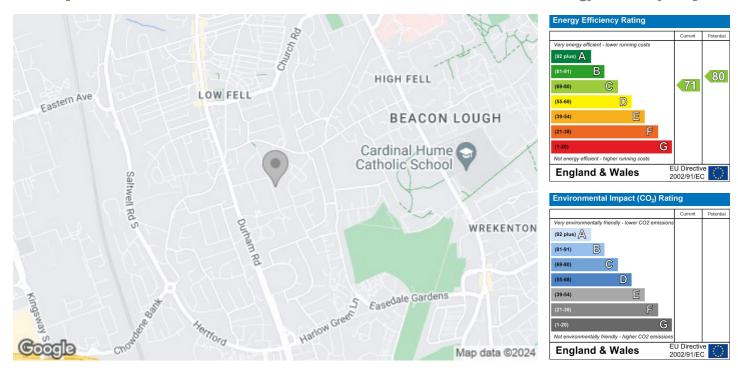
GARAGE

18'9" x 11'6" (5.73m x 3.53m)

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.

Area Map Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and o 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.