

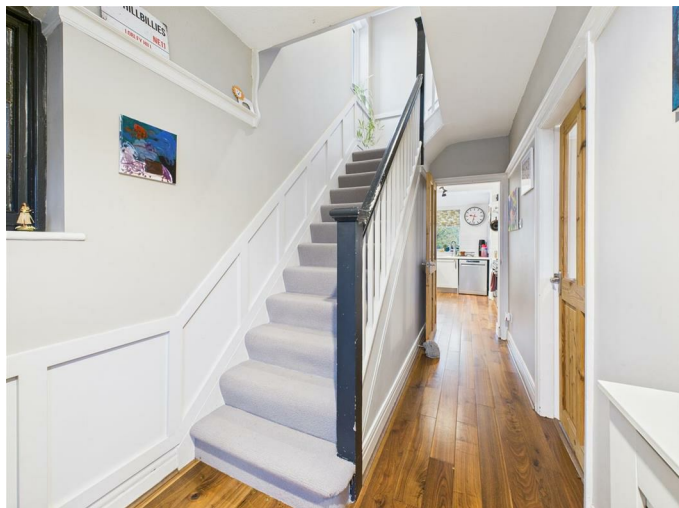


417 Lobley Hill Road, Gateshead, NE11 0BT

Offers Over £230,000

Nestled on Lobley Hill Road, this charming three-bedroom semi-detached home offers a delightful blend of comfort and modern living. As you enter, you are welcomed by a spacious entrance hallway that leads to a bright and airy lounge, featuring a lovely bay window that fills the room with natural light. At the rear of the property, you will find an open-plan kitchen and dining area, perfect for family gatherings and entertaining guests. The French doors open onto a raised decked patio, providing a wonderful space to enjoy the views of the well-maintained rear garden. Additionally, there is a small room at the back of the garage, which presents a versatile opportunity for use as a storage, or a hobby space. The first floor comprises three well-proportioned bedrooms, ideal for families or those seeking extra space. A stylish family bathroom completes this level, offering a modern touch to the home. This property is situated in a great location, with easy access to the A1, making it convenient for commuting and exploring the surrounding areas. Recent upgrades, including new double-glazed doors and windows, as well as a new roof on the garage, enhance the home's appeal and energy efficiency. With its inviting atmosphere and practical features, this semi-detached house is an excellent choice for those looking to settle in a friendly neighbourhood. Don't miss the opportunity to make this lovely home your own.

ENTRANCE HALLWAY



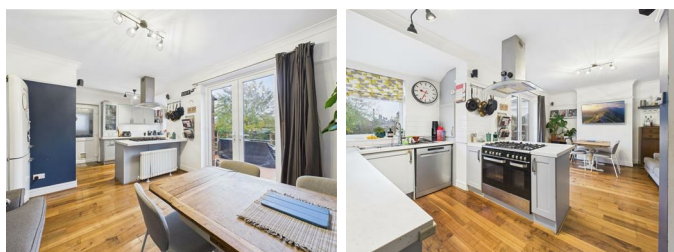
LOUNGE

14'8" x 13'8" (4.48 x 4.17)

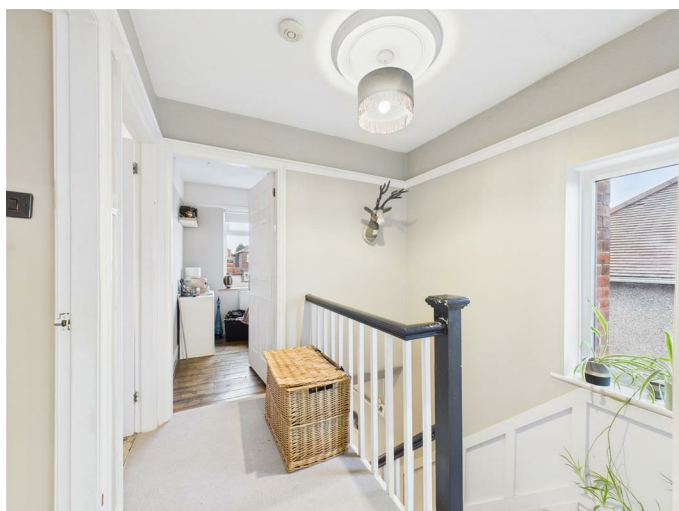


KITCHEN / DINING ROOM

20'0" x 12'11" (6.12 x 3.95)



ACCOMMODATION FIRST FLOOR



BEDROOM ONE

12'0" x 11'9" (3.67 x 3.60)



BEDROOM TWO

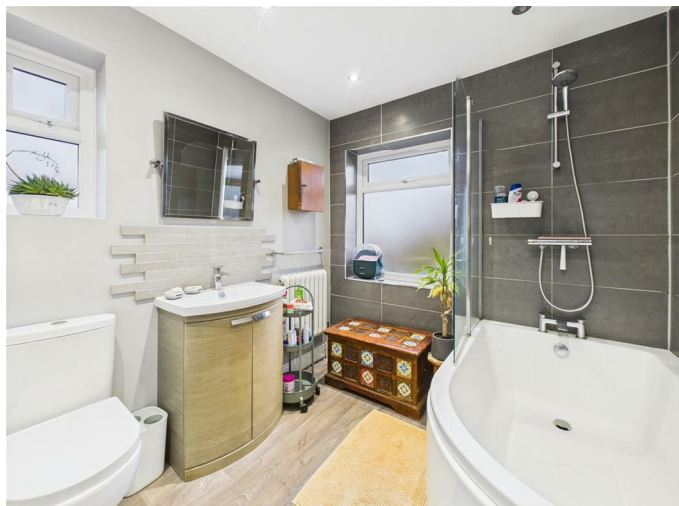
12'7" x 12'0" (3.86 x 3.67)



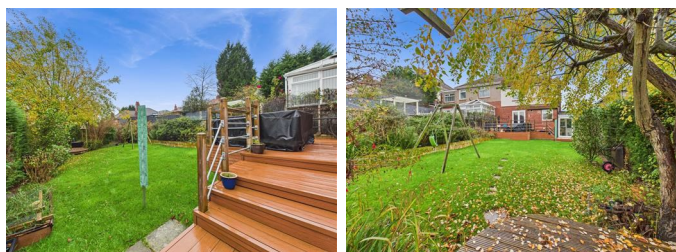
BEDROOM THREE



BATHROOM/WC



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

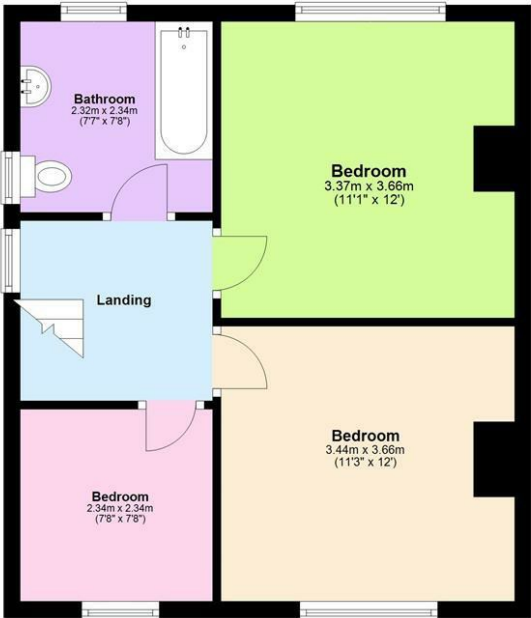
Ground Floor

Approx. 65.6 sq. metres (706.1 sq. feet)



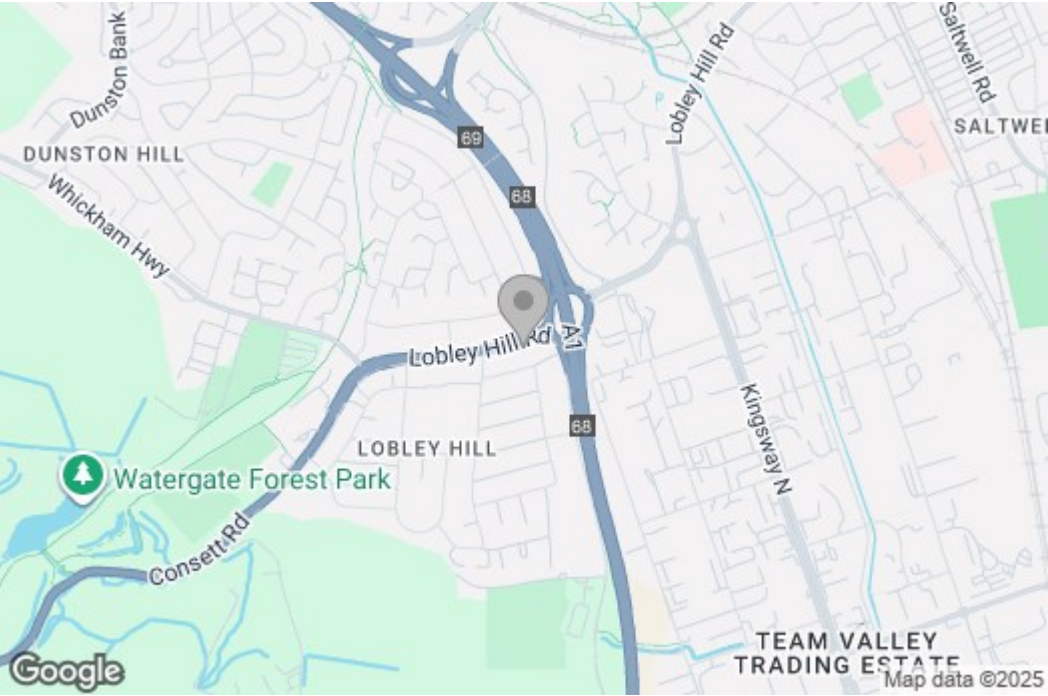
First Floor

Approx. 43.7 sq. metres (469.9 sq. feet)

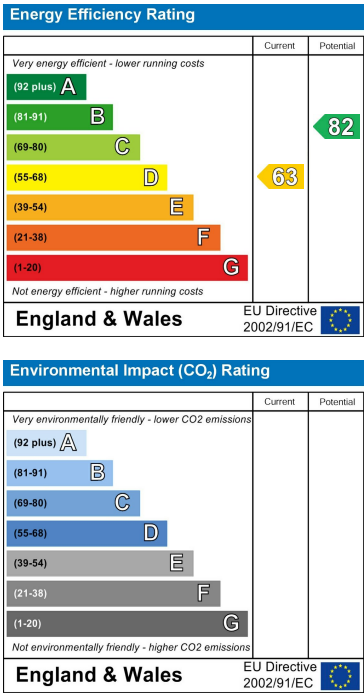


Total area: approx. 109.3 sq. metres (1176.0 sq. feet)

Area Map



Energy Efficiency Graph



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 a representation or warranty in respect of the property.