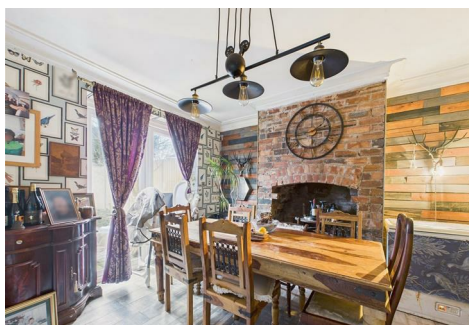




## 9 Lanthwaite Road, Gateshead, NE9 6TL

Offers Over £230,000

Welcome to this charming extended semi-detached house on Lanthwaite Road in this sought-after location. This immaculate property boasts a spacious hallway with convenient storage and plumbing for a washing machine, perfect for modern living. As you step into the living room, you'll be greeted by a fabulous inglenook and exposed brick chimney breast, complemented by a bay window that fills the room with natural light. The dining room continues the theme with its own exposed brick inglenook and French doors leading out to the rear garden, creating a seamless indoor-outdoor living experience. The kitchen is a chef's delight with an integrated double oven, ideal for preparing delicious meals for family and friends. Upstairs, the main bedroom features built-in wardrobes for ample storage, while two additional bedrooms offer flexibility for a growing family or home office space. The family bathroom completes the first floor, providing convenience and comfort.

Outside, this property truly shines with a driveway and garden to the front, offering convenience and kerb appeal. The rear garden is a hidden gem with various patio areas, a pizza oven for al fresco dining, and a garden shed for storage or hobbies.

Don't miss the opportunity to make this house your home, where every detail has been thoughtfully designed to offer great-sized accommodation and a lifestyle of comfort and style. Contact us today to arrange a viewing and start envisioning your future in this wonderful property on Lanthwaite Road.

### ENTRANCE HALLWAY

14'2" x 5'11" (4.33m x 1.82m)

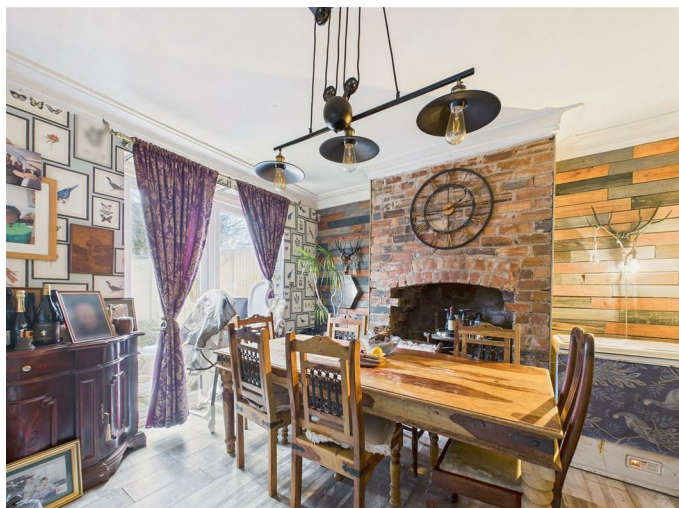
### LIVING ROOM

15'0" into bay x 11'6" into alcove (4.58m into bay x 3.52m into alcove)



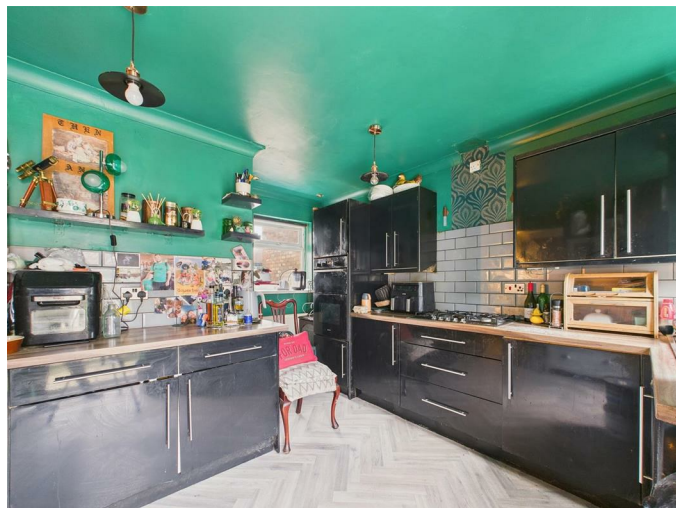
### DINING ROOM

12'1" x 11'9" (3.70m x 3.60m)



### KITCHEN

12'2" x 9'8" extd to 12'11" (3.71m x 2.95m extd to 3.95m)



### FIRST FLOOR LANDING

### BEDROOM ONE

13'5" into bay x 13'2" (4.11m into bay x 4.02m)



### BEDROOM TWO

11'0" x 9'4" (3.36m x 2.87m)



### BEDROOM THREE

9'10" x 9'6" (3.02m x 2.90m)



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.

### BATHROOM

12'8" x 4'9" (3.88m x 1.46m)



### EXTERNAL

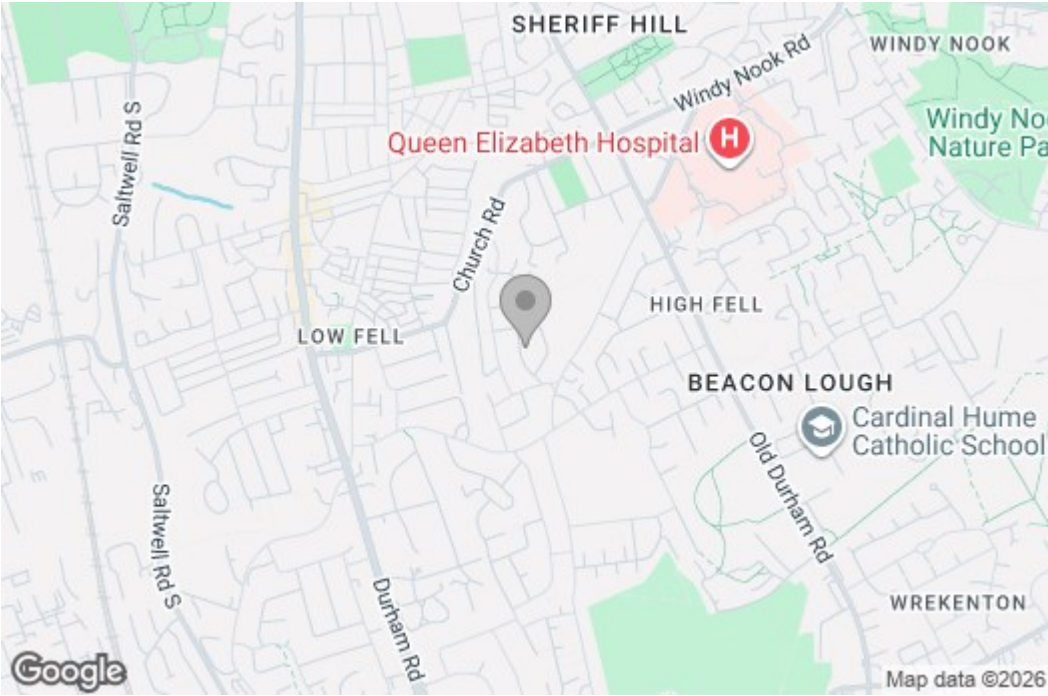


### Property disclaimer

**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

Floor Plan

Area Map



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 an representation or warranty in respect of the property.

Energy Efficiency Graph

