



## 17 Lanthwaite Road, Gateshead, NE9 6TL

Offers Over £280,000

Nestled in the sought-after area of Low Fell, this fantastic extended three-bedroom semi-detached house on Lanthwaite Road is a true gem. As you step through the entrance hallway, you are greeted by a stylish ceramic tiled floor that sets the tone for the rest of the home. The inviting lounge features a charming multi-fuel burning stove, perfectly positioned within an exposed brick chimney breast, and a lovely bay window that floods the room with natural light. The heart of the home is undoubtedly the spacious dining kitchen, which boasts a range-style cooker, built-in microwave, and an integrated washing machine. The Inglenook, with its exposed brick chimney breast, adds character and warmth, while the French doors seamlessly connect the indoor space to the rear patio, making it ideal for entertaining or enjoying a quiet evening outdoors. On the first floor, you will find a well-appointed landing leading to the main bedroom, which is enhanced by fitted wardrobes and a bay window that offers a superb outlook. Two additional good-sized bedrooms provide ample space for family or guests, complemented by a stylish four-piece family bathroom. This property also benefits from a double driveway and a single garage, ensuring convenient parking for up to two vehicles. The gardens to the front and rear offer a delightful outdoor space for relaxation and play. Viewing this home is essential to truly appreciate its charm and the quality of life it offers. Don't miss the opportunity to make this wonderful property your own.

## ENTANCE HALLWAY



## LIVING ROOM

14'7" x 11'5" (4.47m x 3.49m)



## DINING KITCHEN

22'5" x 12'2" red to 9'8" (6.84m x 3.71m red to 2.96m)



## FIRST FLOOR LANDING



## BEDROOM ONE

13'3" x 13'1" (4.05m x 4.00m)



## BEDROOM TWO

15'6" x 7'11" (4.74m x 2.42m)



## BEDROOM THREE

11'1" x 9'6" (3.38m x 2.92m)



## FAMILY BATHROOM

9'4" x 6'5" (2.86m x 1.98m)



## EXTERNAL



## GARAGE

### DOUBLE DRIVEWAY

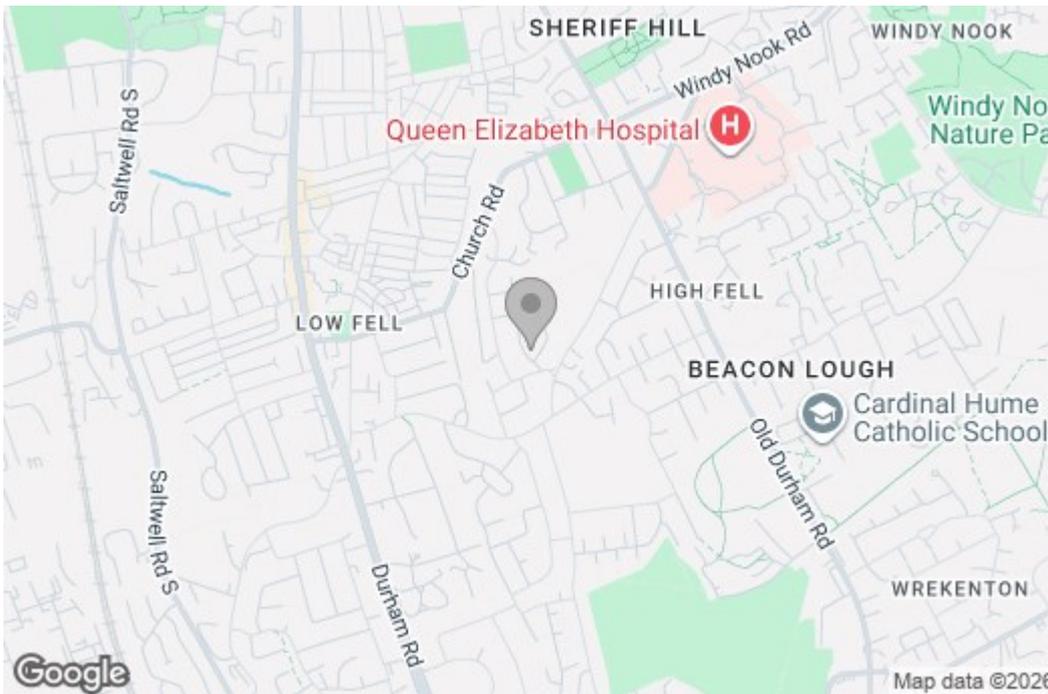


## Property disclaimer

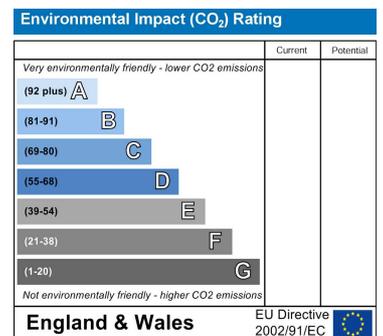
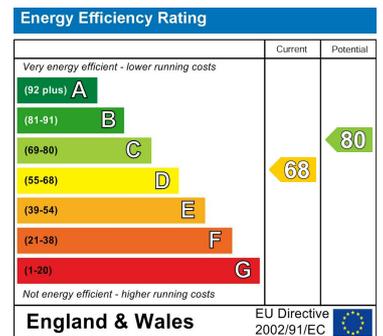
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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