

For Sale

Rothbury Gardens, Lobley Hill, Lobley Hill, NE11



£124,950

2 bedroom Semi-Detached

- ✓ Popular Residential Area
- ✓ Well Presented
- ✓ Spacious Lounge
- ✓ Superb Fully Fitted Dining Kitchen
- ✓ Modern Bathroom with Shower
- ✓ Two Bedrooms
- ✓ Gardens & Private Off-Road Parking
- ✓ Viewings Essential to Appreciate



Description

PETER ROSS are delighted to bring to the SALE market this spacious semi detached property in Rothbury Gardens, Lobley Hill. Offered for sale with NO UPPER CHAIN and ideally positioned in this popular residential area and within walking distance of all the local schools, shops and public transport routes and within close proximity to the A1 Western Bypass, Gateshead Metrocentre, Gateshead and Newcastle town centres. Likely to appeal to a wide range of prospective purchasers.

The property offers a spacious lounge together with superb fully fitted dining kitchen to the ground floor. The first floor offers two good-size bedrooms and modern bathroom/w.c. Externally the property continues to impress with gardens to both the front and rear and with off-road private parking for one vehicle. The property also benefits from gas central heating via combi boiler and double glazing. We anticipate a high level of interest with this FREEHOLD property hence an early inspection is strongly advised. Please call our Whickham branch on 0191 488 6080 for further information or to arrange your appointment to view.

Ground Floor

Entrance - Upvc part opaque glazed entrance door leading to: -

Lobby - With stairs leading to the first floor. Radiator.

Lounge - 13' 3" x 10' 11" (4.06m x 3.33m) A generous reception room offering outlook to the front elevation. Central heating radiator.

Dining Kitchen - 14' 6" x 7' 10" (4.42m x 2.41m) This room has been fully refurbished to now provide an open plan dining kitchen which offers a modern, high gloss range of wall, base and drawer units with work surface over incorporating a sink unit with mixer tap and attractive splash back tiling surrounds. Integrated appliances include a built in

Stairs up to the first floor landing -

First Floor

Landing - With access to the loft space.

Bathroom / W.C - Refurbished to now provide a white suite comprising low level w.c. pedestal wash basin and panelled bath with mains shower situated over. Tiled to the full height of all walls and flooring. Wall mounted chrome radiator.

Bedroom One - 11' 6" x 10' 11" (3.51m x 3.33m) Measurements do not include bulk head recess. Radiator and outlook to the front.

Bedroom Two - 8' 10" x 8' 2" (2.7m x 2.49m) Radiator and outlook to the rear.



Bedroom One



Bathroom / W.C



Garden

Exterior

Externally - To the front of the property there is a planned driveway which will provide off-road parking for one vehicle. To the rear there is a generous garden area fenced to all sides and with woodland beyond.

Energy Efficiency and Environmental Impact

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



Disclaimer: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.