



## 4 bed terraced house to buy in

Meldon Gardens, Lobley Hill, Gateshead,  
Tyne and Wear , NE11 0BB

**£210,000**

🏠 x4 🚗 x2 🚗 x1

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Extended Terrace House
- ✓ Four Bedrooms
- ✓ Downstairs WC
- ✓ UPVC Double Glazing
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

This well presented and extended property offers an excellent family home in a highly convenient location close to well regarded schools, local amenities and with easy access to the A1, providing excellent road links. The property benefits from a range of attractive features including UPVC double glazing, gas central heating, off road parking and a wood burning stove.

The accommodation briefly comprises an entrance porch leading into the entrance lobby with stairs to the first floor. The lounge features an electric stove inset into the chimney breast and opens into the dining area. From the dining area there is access to the kitchen, bedroom four and the cloakroom WC. The kitchen provides access to the rear garden, which includes a flagged patio area.

To the first floor there are three bedrooms and a family bathroom.

This represents an excellent opportunity for a growing family and early viewing is strongly recommended to fully appreciate all that this home has to offer.

Council Tax Band: B

Tenure: Freehold

Price: £210,000

Property Type: Terraced House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

## Entrance Porch

UPVC double glazed windows and doors

---

## Entrance Lobby

Stairs to the first floor, UPVC double glazed door

---

## Lounge/Dining Room

6.60m x 4.40m (21'7" x 14'5")

---

## Lounge Area

4.20m x 3.50m (13'9" x 11'5")

UPVC double glazed window, electric stove inset to the chimney breast, wood type flooring, radiator, leading to the dining area

---

## Dining Area

4.40m x 2.40m (14'5" x 7'10")

Vertical radiator, under stairs cupboard, wood type flooring, access to the kitchen and bedroom four, and cloaks/wc

---

## Kitchen

2.70m x 4.30m (8'10" x 14'1")

Fitted in a range of white wall and base units, stainless steel sink and drainer, breakfast bar, space for automatic washing machine, gas hob with extractor over, built in electric oven, radiator, UPVC double glazed window, and UPVC double glazed double doors leading to the rear garden

---

## Mid Lobby

Off the dining area leading to bedroom four and cloaks W/C

---

## Cloaks WC

WC, wash basin, UPVC double glazed window

---

## Bedroom Four

2.90m x 2.00m (9'6" x 6'6")

UPVC double glazed window, radiator

---

## First Floor Landing

## Bedroom One

3.50m x 3.30m (11'5" x 10'9")

Fitted mirrored sliding wardrobes, UPVC double glazed window, radiator

## **Bedroom Two**

*4.60m x 2.00m (15'1" x 6'6")*

Double aspect UPVC double glazed windows, radiator

---

## **Bathroom**

*2.90m x 1.70m (9'6" x 5'6")*

Wash basin set to a vanity unit, WC, bath with glazed shower screen and mains fed shower, heated towelrail

---

## **Bedroom Three**

*2.70m x 2.60m (8'10" x 8'6")*

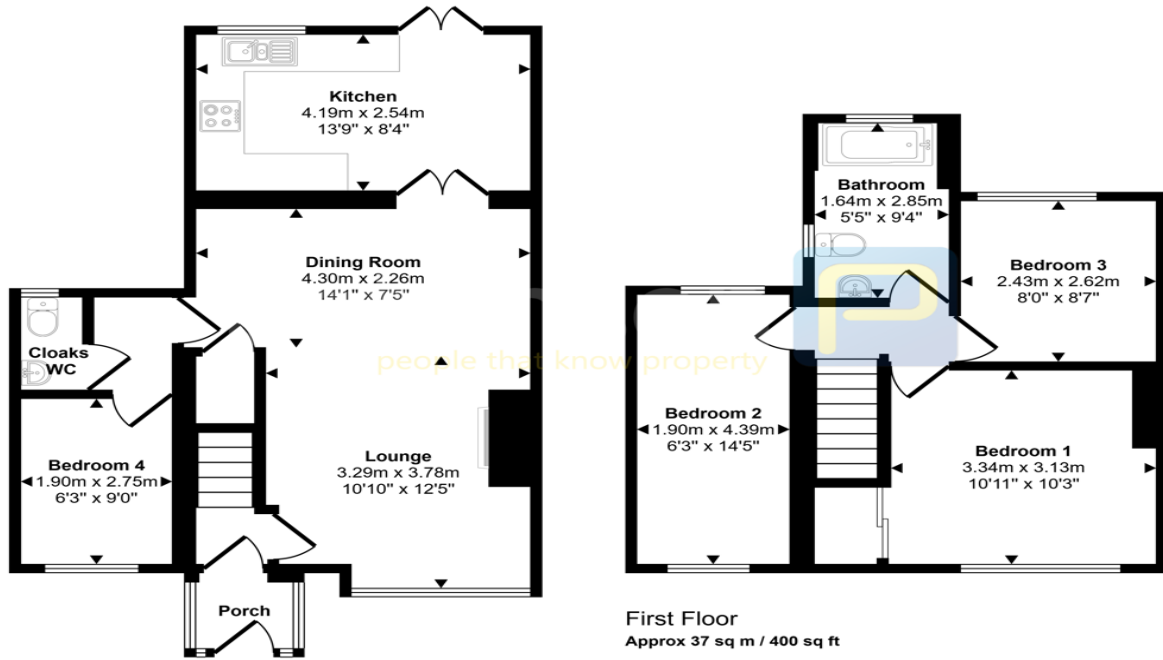
UPVC double glazed window, radiator

---

## **External**

There is a lawned garden to the front with block paved driveway. To the rear there is a flagged patio area leading to a lawned garden

Approx Gross Internal Area  
85 sq m / 919 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Meldon Gardens, Lobley Hill, Gateshead, Tyne and Wear , NE11 0BB

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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. Intending purchasers 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 any representation or warranty in respect of the property.

