



### 3 bed semi-detached house to buy in NE9

Grisedale Gardens, Lyndhurst, Gateshead, Tyne and Wear, NE9 6NP

**£170,000** Offers Over

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

### Property features

- ✓ THREE BEDROOM SEMI-DETACHED
- ✓ LYNDHURST ESTATE
- ✓ RECENTLY INSTALLED KITCHEN / BATHROOM
- ✓ DOUBLE DRIVEWAY
- ✓ EPC Rating C

Driveway parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents welcome to the market this Three Bedroom Semi-Detached located on Grisedale Gardens, Lyndhurst, Gateshead.

A spacious family home, the property has undergone recent upgrades and benefits from a double block paved driveway to the front as well as a recently installed fitted Kitchen & Bathroom suite. The property is ideally located for local amenities with excellent road links nearby for travel to Newcastle City Centre, Team Valley & Gateshead Metro Centre.

Briefly comprises; Entrance/Hallway, Lounge/Diner & Kitchen. To the first floor lies Three Bedrooms & the Bathroom. Externally to the rear is a private enclosed two tier garden with patio area & lawn and to the front a private garden with double block paved driveway.

Call Pattinson Low Fell on 0191 4878898 or email [low.fell@pattinson.co.uk](mailto:low.fell@pattinson.co.uk)

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £170,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## External Rear

Double block paved driveway, decorative borders, pathway leading to entrance, gated access to rear aspect;



## Entrance/Hallway

4.02m x 1.73m (13'2" x 5'8")

UPVC part glazed door leading to entrance, stairs to first floor, gas central heating radiator, built in storage, LVT flooring;



## Lounge/Diner

6.70m x 3.45m (21'11" x 11'3")

Double glazed window to front aspect, gas central heating radiators, LVT flooring, sliding patio doors to garden;



## Lounge/Diner (Additional)



## Kitchen

2.90m x 2.97m (9'6" x 9'8")

A range of wall and base units with contrasting work surfaces, stainless steel sink with mixer tap over, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, space for electrical appliance with extractor over, uprights, under cabinet lighting, double glazed window to rear aspect, UPVC part glazed door to garden;



## Kitchen (Additional)



## First Floor Landing

2.25m x 1.82m (7'4" x 5'11")

Built in storage with combi boiler, loft access with fully boarded loft & lighting;



## Bedroom One

3.52m x 3.50m (11'6" x 11'5")

Double glazed window to front aspect, built in wardrobes, gas central heating radiator;



## Bedroom Two

3.50m x 3.02m (11'5" x 9'10")

Double glazed window to rear aspect, gas central heating radiator;



## Bedroom Three

2.59m x 2.22m (8'5" x 7'3")

Double glazed window to front aspect, gas central heating radiator, built in storage;



## Family Bathroom

2.27m x 1.80m (7'5" x 5'10")

A white suite consisting of walk in shower with mains shower, vanity wash hand basin, W/C, feature Italian tiled walls, feature Italian tiled flooring, recess lighting, chrome towel gas central heating radiator, double glazed window to rear aspect;



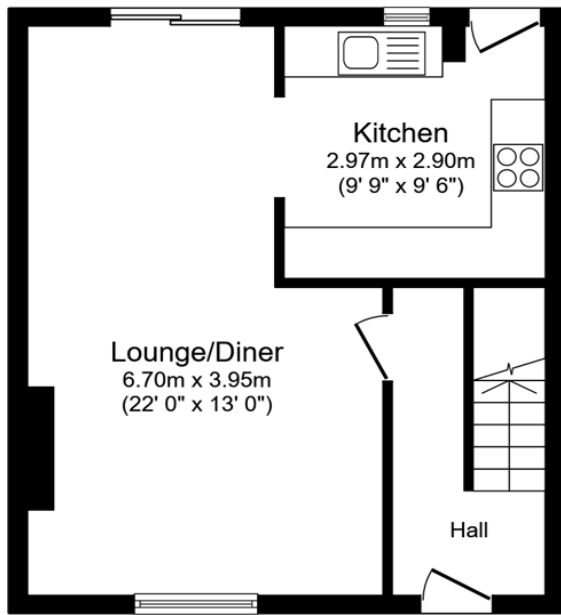
## Garden

Private enclosed two tier Garden with paved patio, external water source, gated access to front aspect;

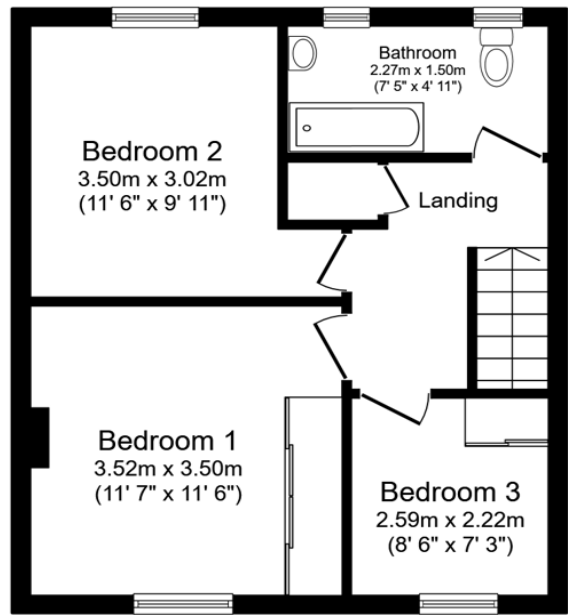


## Garden (Additional)





**Ground Floor**  
 Floor area 38.5 sq.m. (415 sq.ft.)



**First Floor**  
 Floor area 38.5 sq.m. (415 sq.ft.)

Total floor area: 77.0 sq.m. (829 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(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	

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

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
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