



## 2 bed end of terrace house to buy in NE11

Laburnum Crescent, Kibblesworth,  
Gateshead, Tyne and Wear, NE11 0XU

**£120,000** Offers Over

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ End Terrace House
- ✓ Two Bedrooms
- ✓ UPVC Double Glazing and Conservatory
- ✓ Gas Central Heating
- ✓ EPC Rating C

## Key Information

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

## Description

Situated in a sought after village location, conveniently placed for local amenities and with excellent access to the A1 for commuting, this two bedroom end terrace house offers ideal accommodation for a first time buyer, a small family or a potential rental opportunity.

The property benefits from UPVC double glazing, a UPVC double glazed conservatory, gas central heating, and off road parking complete with an electric vehicle charging point. The accommodation comprises an entrance lobby, lounge, kitchen, conservatory, two bedrooms, and a bathroom.

Externally, there are gardens to both the front and rear, with off road parking and a charging point located within the rear garden.

Please note that the larger main bedroom currently features a temporary partition dividing the space into two, which can be easily and quickly removed if desired.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £120,000

Property Type: End of terrace house

Parking: Driveway

Heating: Gas

## Entrance Lobby

Radiator and stairs to the first floor

## Lounge

4.10m x 3.80m (13'5" x 12'5")

UPVC double glazed picture window, laminate flooring, under-stairs storage cupboard, radiator



## Kitchen

4.90m x 1.80m (16'0" x 5'10")

Fitted in a range of wall and base units with built in gas hob with extractor over, built in electric oven, stainless steel sink and drainer with mixer tap, spaces for automatic washing machine and dishwasher, UPVC double glazed window, radiator, laminate flooring



## Conservatory

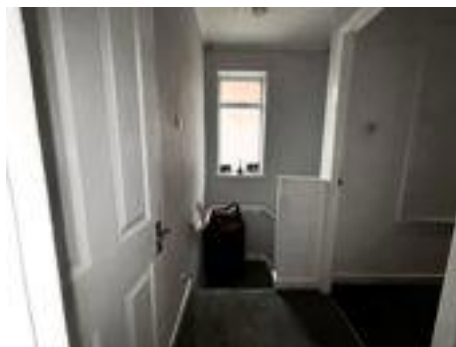
4.90m x 2.10m (16'0" x 6'10")

UPVC double glazed with double doors to the rear garden, laminate flooring



## Landing

UPVC double glazed window



## Bedroom One

5.20m x 3.10m (17'0" x 10'2")

UPVC double glazed window, radiator, built in storage cupboard.

Note this room has a temporary divider which can be easily removed.



## Bathroom

Panelled bath with mains fed shower and folding shower screen, WC, wash basin, tiled wall and floor, chrome heated towel rail, UPVC double glazed window



## Bedroom Two

*2.50m x 2.60m (8'2" x 8'6")*

Fitted wardrobes, UPVC double glazed window, radiator

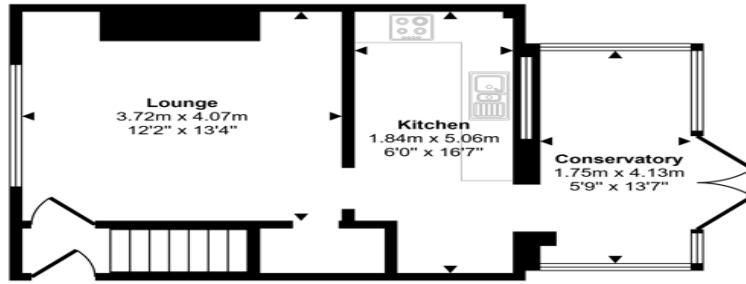


## External

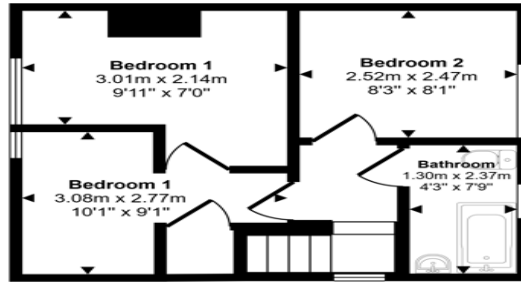
Garden to the front and lawned garden to the rear with off road parking and charging point



Approx Gross Internal Area  
66 sq m / 715 sq ft



Ground Floor  
Approx 38 sq m / 404 sq ft



First Floor  
Approx 29 sq m / 311 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
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			83
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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