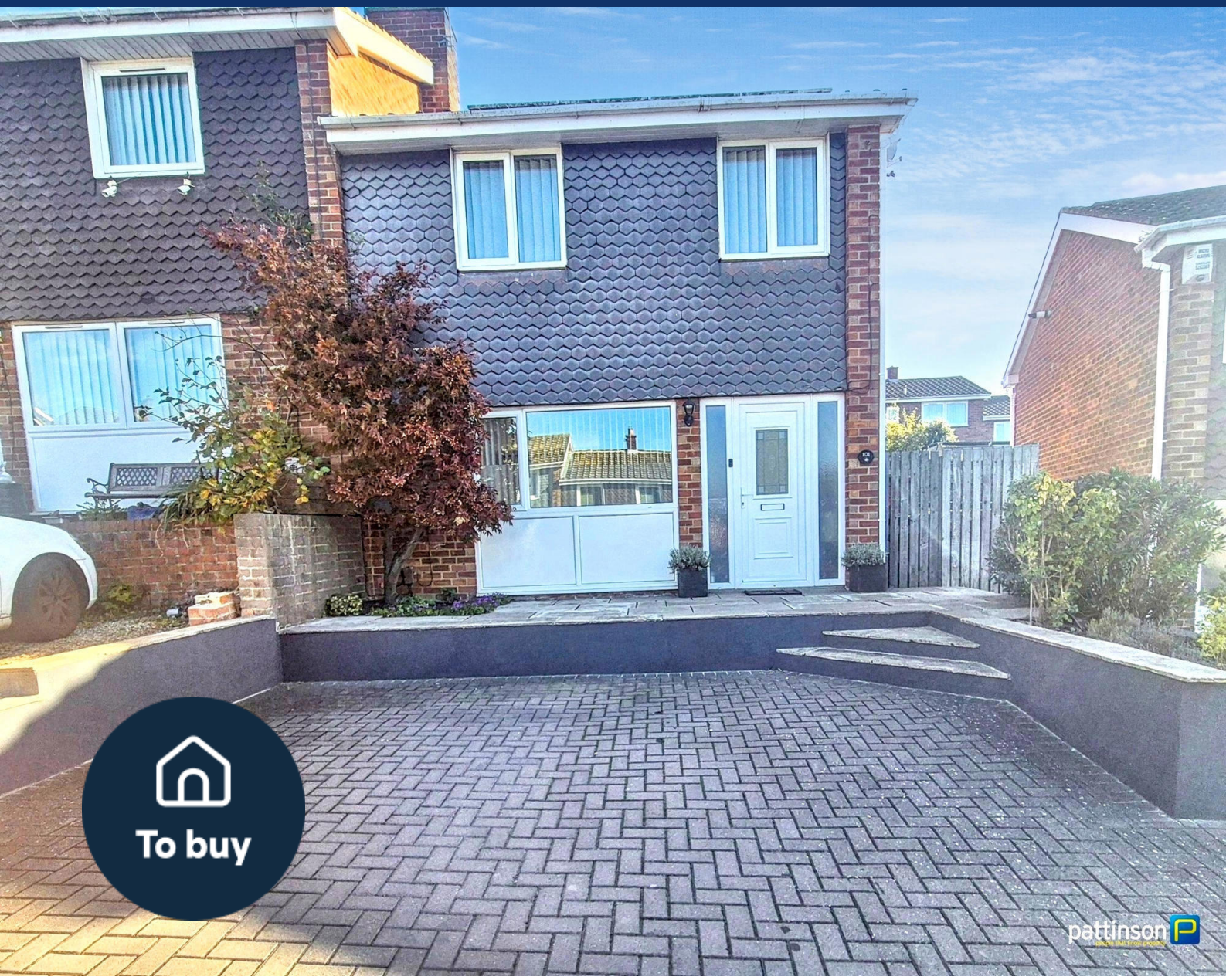


3 bed semi-detached house to buy in NE9

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

£170,000

x 3 x 1 x 1

Tenure

Freehold

Driveway parking

Property features

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

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

Arrange a viewing

Phil Whiteside
Branch Manager
Low Fell

0191 4878898
low.fell@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Pattinson Estate Agents are delighted to welcome to the market this well-presented three-bedroom semi-detached home, situated on the popular Lyndhurst Estate in Gateshead. Offering a fantastic combination of modern improvements, practical living space and attractive outdoor areas, this property is an excellent opportunity for a range of buyers, including first-time buyers, couples and families.

The property benefits from a recently updated modern kitchen and bathroom, a double block-paved driveway providing off-street parking, gas central heating and is in close proximity to the Team Valley and A1.

Upon entering, you are welcomed by a spacious lounge/diner, providing an ideal setting for both relaxing and entertaining. The room features LVT flooring, gas central heating radiators, a double-glazed window to the front aspect and sliding patio doors opening directly onto the rear garden, allowing for a natural connection between indoor and outdoor living.

The contemporary kitchen has been thoughtfully updated and is fitted with a range of wall and base units, complemented by contrasting work surfaces and a stainless steel sink with mixer tap. Further features include under-cabinet lighting, plumbing for a washing machine, space for additional appliances and a double-glazed window overlooking the rear garden. A part-glazed UPVC door provides convenient access to the garden.

To the first floor, the landing offers useful built-in storage housing the combi boiler, together with access to a fully boarded loft with lighting, providing valuable additional storage space.

There are three well-proportioned bedrooms, two positioned to the front aspect and one overlooking the rear. The main and third bedrooms benefit from built-in storage, while all three rooms feature gas central heating radiators and double glazing.

Completing the internal accommodation is the recently installed family bathroom, fitted with a modern white suite comprising a walk-in shower with mains shower, vanity wash hand basin and WC. The room is finished with stylish tiled walls and flooring, a chrome heated towel radiator and recessed lighting, creating a contemporary and practical space.

Externally, the property boasts a private, enclosed two-tier rear garden, offering a versatile outdoor space for relaxing, entertaining or enjoying the warmer months. The garden features a paved patio area, an external water supply and gated access to the front of the property. To the front, a double block-paved driveway provides convenient off-street parking.

Additional benefits include gas central heating, double glazing, Council Tax Band A and impressive views towards Team Valley.

Early viewing is highly recommended to appreciate the accommodation, modern improvements and desirable position this property has to offer.

Council Tax Band: A

Tenure: Freehold

Price: £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")

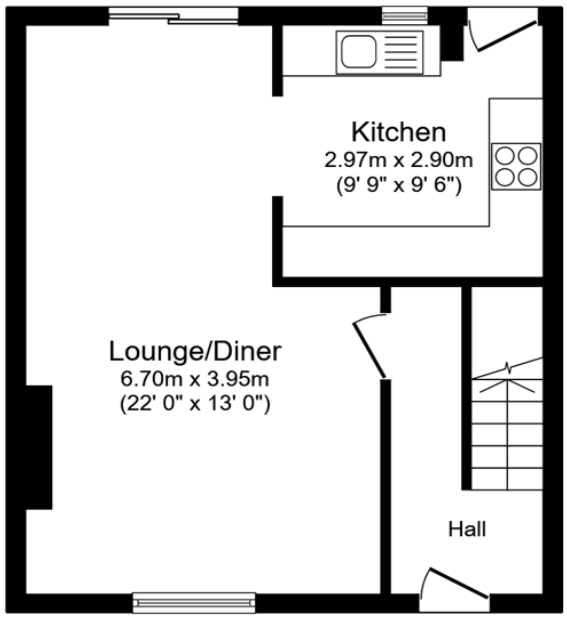
A white suite consisting of walk in shower with mains shower, vanity wash hand basin, W/C, feature Italian tiled walls, feature Italian tiled flooring, recess lighting, chrome towel gas central heating radiator, double glazed window to rear aspect;



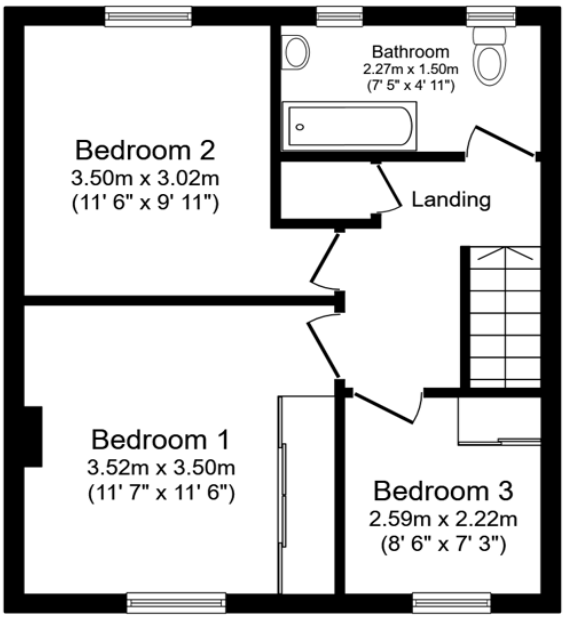
Garden

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

Garden (Additional)



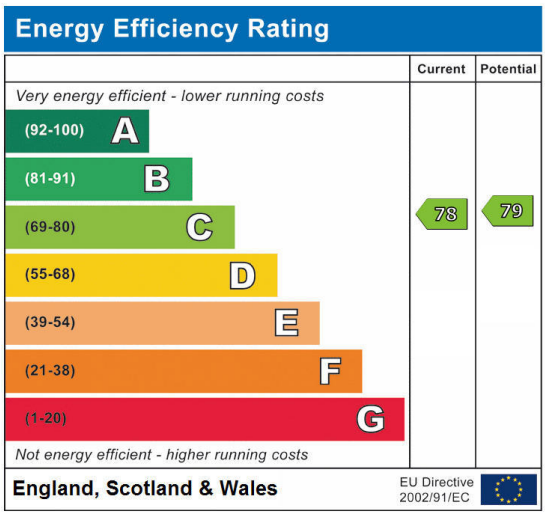
Ground Floor
Floor area 38.5 sq.m. (415 sq.ft.)



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



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

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

425 Durham Road, Low Fell, Tyne & Wear, Gateshead, NE9 5AN, Tel: 0191 4878898, low.fell@pattinson.co.uk, www.pattinson.co.uk

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