



## 2 bed semi-detached house to buy in NE11

Scafell Gardens, Lobley Hill, Gateshead, Tyne and Wear, NE11 9LS

# £135,000

 x2  x1  x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Two bedroom
- ✓ Semi detached house
- ✓ Situated in Lobley hill
- ✓ Garden to front and rear
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Pattinson Estate Agents proudly presents this beautifully maintained two-bedroom semi-detached family home situated on the serene Scafell Gardens, Lobby Hill, Gateshead. This residence boasts a prime location, offering easy access to a variety of reputable schools including Emmanuel College and is just a short stroll away from local amenities. Nature enthusiasts will appreciate the proximity to Watergate Forest Park, while convenient transport links cater to quick commutes to the Metrocentre, Retail Parks, and the vibrant Newcastle City Centre. For those traveling further afield, road connections to the North East and the South via the A1 are within easy reach.

Properties of this caliber and location are highly sought after, making an early viewing a must.

Upon entering the home, you are greeted by a welcoming Entrance Hallway that leads you into the spacious dual-aspect Lounge/Diner, perfect for both relaxation and entertaining. The modern fitted Kitchen is equipped with integrated appliances, combining style and functionality seamlessly. Ascending to the first floor, you will find two generously sized double bedrooms, ideal for family living, along with a contemporary family bathroom that enhances the home's stylish appeal.

To the front, the property features a private walled garden that offers an inviting first impression, complemented by convenient off-street parking. At the rear, a good-sized private enclosed garden awaits, providing a low-maintenance outdoor space perfect for gatherings or simply enjoying the fresh air.

Council Tax Band: A

Tenure: Freehold

Price: £135,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Entrance hall

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## Lounge/dining room



## Kitchen



## Landing

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## Master bedroom



## Bedroom two



## Bathroom



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## Rear garden

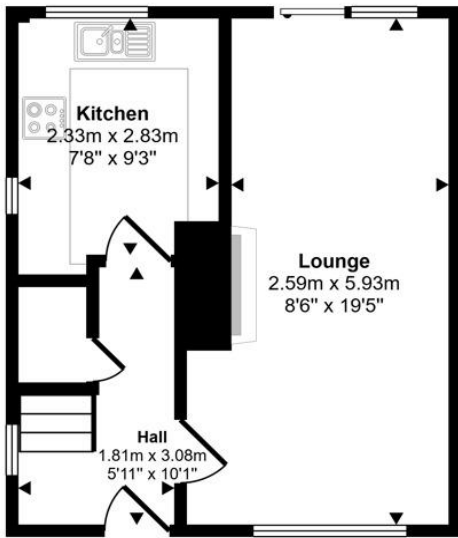


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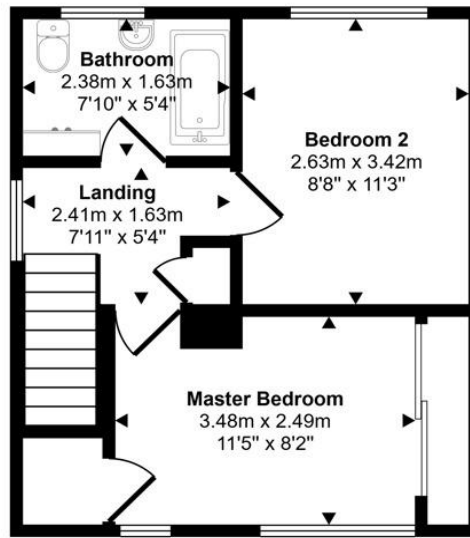
## Front garden and driveway



Approx Gross Internal Area  
61 sq m / 661 sq ft



Ground Floor  
Approx 30 sq m / 325 sq ft



First Floor  
Approx 31 sq m / 337 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>			87
(69-80) <b>C</b>		71	
(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:

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