



### 3 bed semi-detached house to buy in NE10

Millford, Leam Lane, Gateshead, Tyne and Wear, NE10 8JH

# £142,000

 x3  x1  x1

Tenure

**Freehold**

Driveway parking

### Property features

 EPC Rating C

## Key Information

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

## Description

An excellent opportunity for first-time buyers, families, or possible rental opportunity. Conveniently located close to well-regarded schools and benefitting from regular public transport and strong road links, the property is ideally positioned for commuting.

The home features a UPVC double-glazed conservatory overlooking a generous rear garden, UPVC double glazing throughout, gas central heating via a combi boiler, a modern bathroom, and off-road parking.

Accommodation briefly comprises an entrance hall, a spacious lounge/dining room, kitchen, and utility room. To the first floor are three well-proportioned bedrooms and a family bathroom.

An internal viewing is highly recommended to fully appreciate everything this property has to offer.

Agents note, the Baxi boiler was fitted new in October 2025 with a 10 year warranty

Council Tax Band: A

Tenure: Freehold

Price: £142,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Hallway

UPVC double glazed door, stairs to the first floor, radiator

---

## Lounge/Dining Room

6.00m x 3.00m (19'8" x 9'10")

UPVC double glazed bow window, UPVC double glazed double doors leading to the conservatory, radiator

---



## Breakfasting Kitchen

3.40m x 3.00m (11'1" x 9'10")

Fitted wall and base units with stainless steel one and a half bowl sink and drainer, space for automatic washing machine and space for an electric cooker, UPVC double glazed window, opening to the utility room

---



## Conservatory

3.10m x 2.30m (10'2" x 7'6")

UPVC double glazed, double doors to the rear garden

---



## Utility Room

2.90m x 1.90m (9'6" x 6'2")

UPVC double glazed window and door, radiator

---



## Landing

Cupboard housing the Baxi combi boiler

## Bedroom One

3.10m x 3.50m (10'2" x 11'5")

UPVC double glazing, radiator, over-stairs cupboard



## Bedroom Two

2.90m x 4.20m (9'6" x 13'9")

UPVC double glazed window, radiator, fitted sliding wardrobes



## Bathroom

2.30m x 1.70m (7'6" x 5'6")

Step in shower with glazed shower screen with overhead rainfall shower head, cladding to the shower area, wash basin, WC, chrome heated towel rail, UPVC double glazed window



## Bedroom Three

3.20m x 1.90m (10'5" x 6'2")

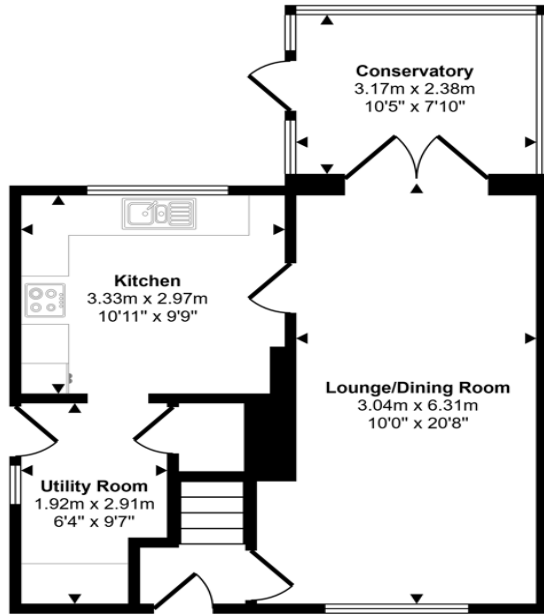
UPVC double glazed window, radiator



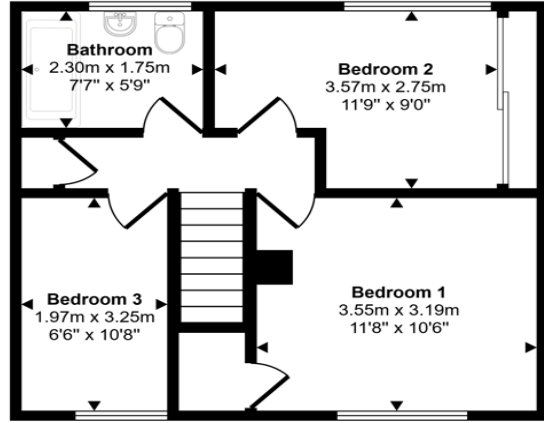
## External

To the front is a garden and driveway. To the rear is a lawned garden and the side is a storage area for bins

Approx Gross Internal Area  
89 sq m / 953 sq ft



Ground Floor  
Approx 49 sq m / 526 sq ft



First Floor  
Approx 40 sq m / 427 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>	69	
(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	

Millford, Leam Lane, Gateshead, Tyne and Wear, NE10 8JH

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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.

