



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

Rothbury Gardens, Lobley Hill, Gateshead, Tyne and Wear, NE11 0AU

**£135,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Semi Detached House
- ✓ Two Bedrooms
- ✓ Off Road Parking and Gardens
- ✓ UPVC Double Glazing
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

This well presented two bedroom semi detached home is situated on a popular residential estate, benefiting from excellent transport and public transport links, as well as being close to highly regarded schools making it an ideal purchase for first time buyers, couples, or small families.

The property offers a range of attractive features including a conservatory, UPVC double glazing, gas central heating, off road parking, and a low maintenance rear garden.

The accommodation briefly comprises an entrance porch leading into a lobby with stairs to the first floor, a lounge/dining room, fitted kitchen, and conservatory. To the first floor are two well proportioned bedrooms and a family bathroom.

Externally, the property benefits from a driveway providing off road parking to the front, while the rear garden has been designed for easy maintenance and includes timber storage sheds.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £135,000

Property Type: Semi-detached house

Parking: Off Street

Heating: Gas

## Porch

UPVC double glazed windows and door

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## Entrance Lobby

Radiator, stairs to the first floor

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## Lounge/Dining Room

6.60m x 2.40m (21'7" x 7'10")

UPVC double glazed bow window, gas fire to feature fire surround, mirrored sliding doors to the conservatory



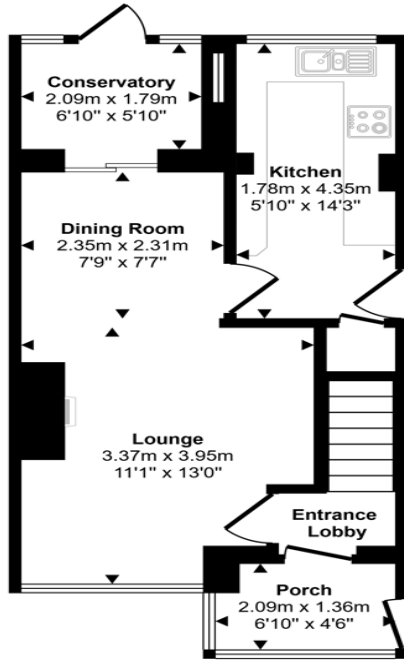
## Conservatory

2.10m x 1.90m (6'10" x 6'2")

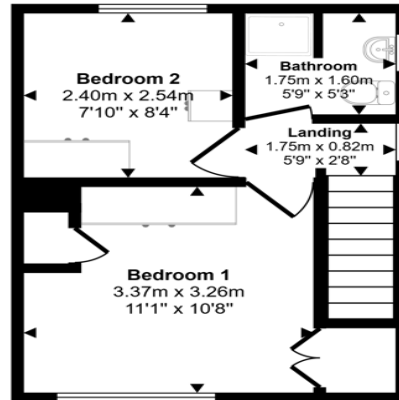
Radiator, UPVC double glazed doors and side panels leading to the rear garden



Approx Gross Internal Area  
65 sq m / 703 sq ft



Ground Floor  
Approx 40 sq m / 426 sq ft



First Floor  
Approx 26 sq m / 278 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>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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