



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

Meldon Gardens, Lobley Hill, Gateshead, Tyne and Wear, NE11 0BB

# £155,000

🏠 x2 🪑 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Driveway
- ✓ Two Bedrooms
- ✓ Well Presented
- ✓ Close To Amenities
- ✓ EPC Rating D

Driveway parking

## Key Information

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

## Description

Fully Refurbished Two Bedroom Semi-Detached Home – Meldon Gardens, Lobley Hill

We are delighted to introduce to the market this fully refurbished two-bedroom semi-detached property situated on the popular Meldon Gardens, Lobley Hill.

The property has been modernised throughout and offers well-presented accommodation ideal for first-time buyers, downsizers, or investors. The ground floor briefly comprises a spacious lounge, a modern kitchen diner, and a bright conservatory overlooking the rear garden.

To the first floor there are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a front garden with a driveway providing off-street parking, as well as a private rear garden which is south facing, perfect for outdoor relaxation or entertaining.

Further benefits include no onward chain and the property is available for viewings immediately.

Early viewing is highly recommended to appreciate the quality of accommodation on offer.

Council Tax Band: A

Tenure: Freehold

Price: £155,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Front External



## Lounge

3.22m x 4.02m (10'6" x 13'2")



## Kitchen Diner

4.43m x 2.38m (14'6" x 7'9")



## Conservatory

2.33m x 2.44m (7'7" x 8'0")



## Bedroom One

3.48m x 3.25m (11'5" x 10'7")



## Bedroom Two

2.77m x 2.56m (9'1" x 8'4")



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## Bathroom




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## Back Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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