

4 Woodburn Gardens, Lobley Hill, NE11 9RS

Offers Over £135,000

Nestled in the charming Woodburn Gardens of, this beautifully presented semi-detached house is a true gem. With its appealing façade and lovely views to the front, this property is sure to capture your heart. Upon entering, you are welcomed by a spacious hallway that leads into a comfortable lounge, featuring a living flame gas fire and an attractive fireplace, perfect for cosy evenings. The lounge seamlessly flows into the dining room, where French doors open onto a delightful rear patio, creating an ideal space for entertaining or enjoying a quiet moment outdoors. The open access continues into a well-appointed breakfast area and kitchen, complete with an integrated oven, making meal preparation a pleasure. The first floor landing leads to two inviting bedrooms. The main bedroom boasts fitted wardrobes and stunning views, providing a serene retreat at the end of the day. The second bedroom is also well-sized, and the bathroom is conveniently located nearby. Outside, the property offers a lovely garden both at the front and rear. The rear garden is particularly appealing, featuring a well-maintained lawn, a raised gravelled area, a paved patio, and a charming summerhouse, all surrounded by beautiful flower beds that enhance the outdoor space. This delightful home is situated in a popular location, making it an excellent choice for families or professionals alike. Viewings are highly recommended to fully appreciate the warmth and charm this property has to offer. Don't miss the opportunity to make this lovely house your new home.

ENTRANCE HALLWAY



FIRST FLOOR LANDING



LOUNGE

13'10" x 11'3" (4.22m x 3.45m)



BEDROOM ONE

11'4" x 10'5" (3.47m x 3.18m)



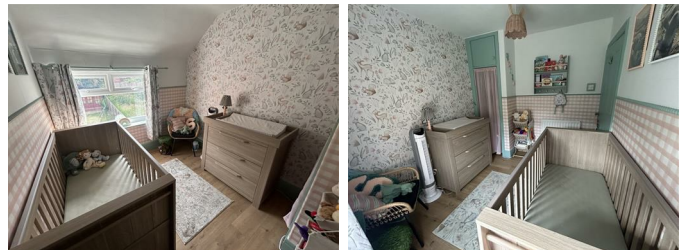
DINING ROOM

8'5" x 7'10" (2.58m x 2.40m)



BEDROOM TWO

8'11" x 8'0" (2.72m x 2.46m)



KITCHEN

16'2" x 6'2" extd to 7'5" (4.93m x 1.88m extd to 2.28m)



BATHROOM

5'11" x 5'9" (1.82m x 1.77m)



EXTERNAL

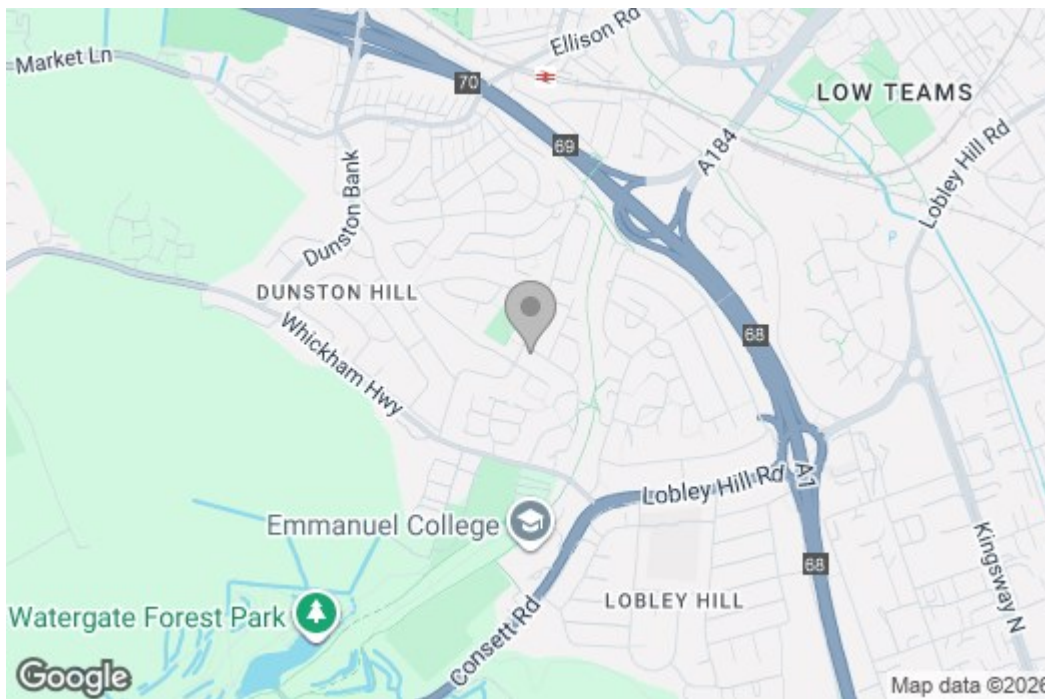


Property disclaimer

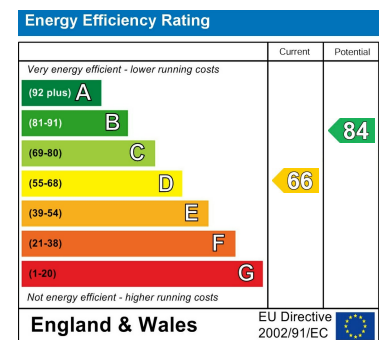
IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house.

Floor Plan

Area Map



Energy Efficiency Graph



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, purchaser 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 an representation or warranty in respect of the property.