



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

Grange Estate, Kibblesworth, Gateshead, Tyne and Wear, NE11 0TR

# £185,000

🏠 x3 🚗 x1 🚰 x1

Tenure

**Freehold**

On Street parking

Garden

### Property features

- ✓ Beautifully presented 3-bedroom semi-detached home
- ✓ Spacious open-plan kitchen/diner with high-gloss units & integrated appliances
- ✓ Solar Panels are Leased - Refer to your lender for more information
- ✓ Versatile additional reception room—ideal for a home office, snug, or playroom

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

We are delighted to introduce to the market a charming three-bedroom, semi-detached house nestled in the peaceful locality of Kibblesworth, Gateshead. Ideal for families or first-time buyers, this perfectly situated property offers an attractive blend of space and comfort, with easy access to local amenities and transport links.

The welcoming entrance hall leads into a generous living room filled with natural light, while the standout feature is the stunning open-plan kitchen/diner, complete with high-gloss units, integrated appliances, and a breakfast bar—perfect for everyday living and entertaining. A bright conservatory and practical utility room add to the ground floor appeal, along with an additional reception room ideal as a home office, snug, or playroom.

Upstairs, the property boasts three well-proportioned bedrooms and a sleek, modern family bathroom. Outside, you'll find a well-kept front garden with driveway parking and a large, low-maintenance rear garden perfect for relaxing or entertaining, with handy extras including a shed, outdoor tap, and power socket.

Situated in Kibblesworth, the property enjoys the tranquillity of a residential area while being just a short drive from the vibrant centre of Gateshead and the bustling city of Newcastle.

This thoughtfully updated home blends comfort, style, and practicality—with a few improvements needed. Contact us at Pattinson Estate Agents to arrange a viewing. Don't miss out on the chance to make this delightful property your own.

Council Tax Band: B

Tenure: Freehold

Price: £185,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street, Driveway

Year built: 1970

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable

Mobile signal coverage: Good

## Entrance Hallway

A bright and airy entrance hall accessed via a UPVC front door, offering a warm welcome into the home. Featuring a tiled floor, central heating radiator, and access to the living room and kitchen. A staircase leads to the first floor.



## Living Room

*4.08m x 3.57m (13'4" x 11'8")*

A generously proportioned living room, filled with natural light from a large front-facing window. Features include a central heating radiator and stylish laminate flooring, creating a comfortable and inviting space.



## Kitchen / Diner

*5.99m x 3.53m (19'7" x 11'6")*

A stunning contemporary kitchen and dining space, beautifully presented with a sleek, high-gloss finish. The kitchen features crisp white cabinetry with handleless units, integrated appliances, and a central peninsular breakfast bar with an inset electric hob—ideal for modern living and entertaining. A large window and glazed double doors flood the room with natural light, enhancing the bright and spacious feel. The dining area is complemented by contrasting laminate flooring, creating a defined and elegant space for family meals or entertaining guests.



## Conservatory

*2.99m x 2.71m (9'9" x 8'10")*

A bright and inviting double-glazed UPVC conservatory with a tiled floor offering lovely views over the rear garden. Featuring patio doors that open directly onto the outdoor space, this versatile room is ideal for relaxing or entertaining year-round.



## Utility Room

*2.96m x 2.78m (9'8" x 9'1")*

A highly practical additional utility space with UPVC patio doors to the rear aspect. Well-equipped with plumbing for a washing machine and sink, space for a tumble dryer and an additional fridge or freezer. Also houses the combi boiler, making it an ideal area for managing household tasks with ease.



## Additional Reception Room

3.71m x 2.85m (12'2" x 9'4")

Accessed via the utility room, this versatile additional reception room offers excellent potential as a snug, home office, or children's playroom. Featuring a UPVC double-glazed window to the front aspect, tiled flooring, and pipework in place for a central heating radiator, it's a flexible space ready to suit a variety of needs.



## First Floor Landing

3.57m x 3.37m (11'8" x 11'0")

A well-presented landing area with carpeted flooring, central heating radiator, and loft access. A double-glazed window to the side aspect provides natural light, enhancing the sense of space.

## Bedroom 1

3.57m x 3.37m (11'8" x 11'0")

A bright and well-proportioned bedroom featuring a double-glazed window to the front aspect. Includes a built-in storage cupboard, central heating radiator, and modern laminate flooring for a clean and contemporary finish.



## Bedroom 2

3.59m x 3.39m (11'9" x 11'1")

A comfortable bedroom with a double-glazed window overlooking the rear aspect. Finished with laminate flooring and a central heating radiator, offering a low-maintenance and inviting space. The current owner is in the process of refurbishing this room.



## Bedroom 3

2.67m x 2.52m (8'9" x 8'3")

A cosy and well-presented bedroom featuring a double-glazed window to the front aspect, carpeted flooring, and a central heating radiator—offering warmth and comfort throughout the seasons.



## Family Bathroom

2.50m x 1.64m (8'2" x 5'4")

A stylish and modern family bathroom, fully tiled in a contemporary neutral palette. The suite comprises a panelled bath with overhead rainfall shower and glass screen, a sleek vanity unit with inset basin, and a low-level WC. A large frosted double-glazed window allows for natural light while maintaining privacy. Finished with a chrome heated towel rail and coordinating fittings, this bathroom combines functionality with a high-end feel.



## Externaly

Front Garden:

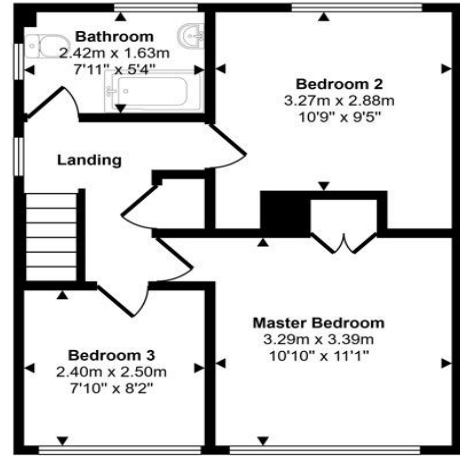
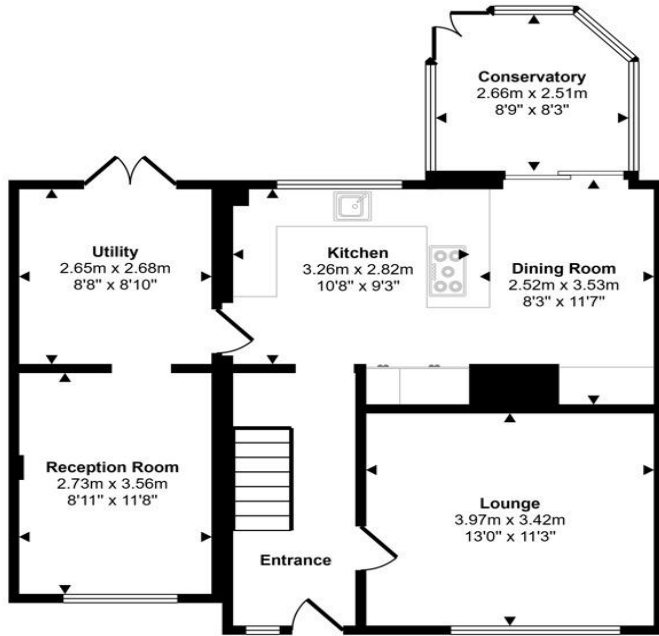
A neatly maintained lawned garden with a driveway providing off-street parking, complemented by steps leading down to the front entrance.

Rear Garden:

A generously sized, low-maintenance paved garden offering a versatile outdoor space—perfect for entertaining or unwinding. Additional features include an external water tap, power socket, and a useful storage shed.



Approx Gross Internal Area  
108 sq m / 1158 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>	84	87
(69-80) <b>C</b>		
(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	

Grange Estate, Kibblesworth, Gateshead, Tyne and Wear, NE11 0TR

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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.

